THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT
Date of Notice: Tuesday, September 10, 2013
PUBLIC NOTICE OF A
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT (PEIR)
I.O. No.: 21002570

The City of San Diego Development Service Department has prepared a draft PEIR for the following project and is inviting your comments regarding the adequacy of the document. The draft PEIR and associated technical appendices have been placed on the City of San Diego web-site at **http://www.sandiego.gov/city-clerk/officialdocs/notice/index.shtml. Your comments must be received by Friday, October 25, 2013** to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address**: Myra Herrmann, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail your comments to DSDEAS@sandiego.gov with the Project Name (OTAY MESA COMMUNITY PLAN UPDATE) and Number (**30330/304032) **in the subject line.**

General Project Information:
- Project Name: **OTAY MESA COMMUNITY PLAN UPDATE**
- Project No. 30330/304032/SCH No. 2004651076
- Community Plan Area: Otay Mesa
- Council District: 8 (Alvarez)

Subject: **CITY COUNCIL APPROVAL of an updated Otay Mesa Community Plan, a General Plan Amendment, Rescission of Otay Mesa Development District (OMDD) and Adoption of a Rezone ordinance (to replace the OMDD with citywide zoning), approval of the Public Facilities Financing Plan (PFFP), and amendments to the City's Land Development Code (LDC) as further described below**. The Otay Mesa Community Plan Update (CPU) is a comprehensive update of the 1981 community plan. Approval of the CPU would establish land use designations and policies to guide future development consistent with the City's General Plan (2008). The CPU is intended to implement the General Plan policies through the provision of community-specific recommendations. The concurrent rezone would rescind the existing OMDD and implement development regulations consistent with citywide zoning classifications. Amendments to the City's LDC are required to create new and revised implementing zones, including two new Community Plan Implementation Overlay Zones (CPIOZ Type A and Type B) for proposed commercial and industrial land use designations under the CPU and for the creation of new zones to implement the new International Business and Trade (IBT 1-1) and Business Park Residential (BRT) land use designations. An updated PFFP would be adopted with the CPU to allow for implementation of the CPU. The CPU would additionally serve as the basis for guiding a variety of other actions, such as parkland acquisitions, transportation improvements and public facilities. The update includes modifications to the various elements of the Plan to incorporate current planning policies and practices in the City of San Diego, as well as to make the Plan reflective of the substantial land use changes (e.g., adopted alignments of SR-905 and SR-125)

that have occurred over the last twenty-five years. The Otay Mesa community encompasses approximately 9,300 acres in the southeastern portion of the City of San Diego. The community is bordered by the San Ysidro and Otay Mesa-Nestor communities on the west, the City of Chula Vista and the Otay Valley Regional Park on the north, the County of San Diego on the east and the US/Mexico border and the City of Tijuana on the south. The community plan update project components include:

1. **City of San Diego General Plan Amendment**. Adoption of the CPU constitutes an amendment to the Land Use Element of the General Plan.

2. **Rescission of the Otay Mesa Development District (OMDD) and Adoption of a Rezone Ordinance (to replace the OMDD with citywide zoning) to citywide zones contained in the Land Development Code (LDC).** The concurrent rezone would rescind the existing OMDD and make development regulations consistent with citywide zoning classifications.

3. **Other Land Development Code Amendments.** Amendments to the City's LDC are required to create new and revised implementing zones, including two new Community Plan Implementation Overlay Zones (CPIOZ Type A and Type B) for proposed commercial and industrial land use designations under the CPU and the creation of new zones to implement the new International Business and Trade (IBT 1-1) and Business Park Residential (BRT) land use designations.

4. **Otay Mesa Community Plan Public Facilities Financing Plan (PFFP) Update.** The PFFP includes the community's boundary, a development forecast and analysis, a capital improvement program, and an updated fee schedule. Both Facilities Benefit Assessments (FBAs) and Development Impact Fees (DIFs) provide funding sources for public facilities projects in Otay Mesa. An updated PFFP would be adopted with the CPU to allow for implementation of the CPU.

The updated Otay Mesa Community Plan would provide a long-range, comprehensive policy framework for growth and development in Otay Mesa over the next 20 to 30 years. Guided by citywide policy direction contained within the General Plan (adopted by the City Council on March 8, 2008), the updated community plan will identify a land use strategy with new land use designation proposals to create villages, activity centers and industrial/employment centers along major transportation corridors, while strengthening cultural and business linkages to Tijuana, Mexico via the Otay Mesa Port of Entry, as well as other enhancements to the existing planning area. The Otay Mesa Community Plan Update (Project) will be consistent with and implement the City's General Plan and will include the following 8 elements: Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services and Safety; Recreation; Historic Preservation; and Noise. In conformance with CEQA Section 15152, the environmental analyses for the draft PEIR would "tier" from the General Plan Final PEIR (Project No. 104495/ SCH No. 2006091032) and will incorporate by reference the general discussions disclosed in this certified environmental document.

The CPU contemplates land use designations that support a fully integrated circulation system which includes, but is not limited to, high frequency transit and/or public transportation. Circulation changes (i.e., roadway deletions, reclassifications, and alignment modifications) would involve primarily Siempre Viva Road, Beyer Boulevard, Otay Mesa Road, Old Otay Mesa Road, Airway Road, Heritage Road (north and south of SR-905), Cactus Road, Britannia Road, La Media Road, Otay Valley Road, and Lonestar Road. Moreover, the CPU takes into account the alignment for the recently opened SR-905, which is different from that assumed in the existing community plan.

The CPU would re-designate land uses to increase the number of allowed residential units and reduce the acreage for industrial uses. New land use designations are proposed to allow the establishment of industrial centers, mixed commercial and residential uses, and, where appropriate, residential uses near industrial uses. Modified industrial and commercial land use designations also are included that are similar to the industrial intensity found in the adopted community plan. The International Business and Trade (IBT) would be the dominant industrial land use designation. Other features of the CPU include:

- Increasing housing unit yield in the southwestern residential areas
- Creating a village center in an area south of SR-905 and west of Britannia Boulevard
- Designating a corridor of Business Park industrial uses along SR-905
- Seeking to enhance the image of the community along SR-905 with flex space and corporate office users flanking the freeway
- Encouraging outdoor storage and heavy industry uses to shift to the border area

Applicant: City of San Diego Planning & Neighborhood Restoration Department

Recommended Finding: The draft PEIR concludes that the project would result in significant environmental impacts to the following areas**: Land Use, Air Quality, Biological Resources, Transportation/Circulation, Geology/Soils, Historical Resources, Hydrology/Water Quality, Paleontological Resources, Human Health/Public Safety**/H**azardous Materials, Noise, Utilities, and Greenhouse Gas Emissions.**

Availability in Alternative Format: To request this Notice, the draft PEIR and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Myra Hermann at (619) 446-5372. The draft PEIR and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining additional copies of either the Compact Disk (CD), a hard-copy of the draft PEIR, or the separately bound technical appendices, they can be purchased for an additional cost. For information regarding the Community Plan Update process or public meetings/hearings on this project, contact Senior Planner, Theresa Millette at (619) 235-5206.

The draft OMCPU can be viewed online at:
http://www.sandiego.gov/planning/community/cpu/otaymesa/index.shtml

The draft PEIR can be viewed online at:
http://www.sandiego.gov/planning/community/cpu/otaymesa/documents/index.shtml

This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **September 10, 2013**

Cathy Winterrowd
Interim Deputy Director
Development Services Department

City of San Diego
Development Services

Advance Planning &
Engineering Division
(619) 446-5460

DRAFT
ENVIRONMENTAL IMPACT REPORT

Project No. 30330/304032
SCH No. 2004651076

SUBJECT: **CITY COUNCIL APPROVAL of a updated Otay Mesa Community Plan, General Plan Amendment, Rescission of Otay Mesa Development District (OMDD) and Adoption of a Rezone ordinance (to replace the OMDD with citywide zoning), approval of the Public Facilities Financing Plan (PFFP), and amendments to the City's Land Development Code (LDC) as further described below**. The Otay Mesa Community Plan Update (CPU) is a comprehensive update of the 1981 community plan. Approval of the CPU would establish land use designations and policies to guide future development consistent with the City's General Plan (2008). The CPU is intended to implement the General Plan policies through the provision of community-specific recommendations. The concurrent rezone would rescind the existing OMDD and implement development regulations consistent with citywide zoning classifications. Amendments to the City's LDC are required to create new and revised implementing zones, including two new Community Plan Implementation Overlay Zones (CPIOZ Type A and Type B) for proposed commercial and industrial land use designations under the CPU and for the creation of new zones to implement the new International Business and Trade (IBT 1-1) and Business Park Residential (BRT) land use designations. An updated PFFP would be adopted with the CPU to allow for implementation of the CPU. The CPU would additionally serve as the basis for guiding a variety of other actions, such as parkland acquisitions, transportation improvements and public facilities. The update includes modifications to the various elements of the Plan to incorporate current planning policies and practices in the City of San Diego, as well as to make the Plan reflective of the substantial land use changes (e.g., adopted alignments of SR-905 and SR-125) that have occurred over the last twenty-five years. The Otay Mesa community encompasses approximately 9,300 acres in the southeastern portion of the City of San Diego. The community is bordered by the San Ysidro and Otay Mesa-Nestor communities on the west, the City of Chula Vista and the Otay Valley Regional Park on the north, the County of San Diego on the east and the US/Mexico border and the City of Tijuana on the south.

APPLICANT: City of San Diego, Planning & Neighborhood Restoration Department

The community plan update project components include:

1. **City of San Diego General Plan Amendment**. Adoption of the CPU constitutes an amendment to the Land Use Element of the General Plan.

2. **Rescission of the Otay Mesa Development District (OMDD) and Adoption of a Rezone Ordinance (to replace the OMDD with citywide zoning) to citywide zones contained in the Land Development Code (LDC).** The concurrent rezone would rescind the existing OMDD and make development regulations consistent with citywide zoning classifications.

3. **Other Land Development Code Amendments.** Amendments to the City's LDC are required to create new and revised implementing zones, including two new Community Plan Implementation Overlay Zones (CPIOZ Type A and Type B) for proposed commercial and industrial land use designations under the CPU and the creation of new zones to implement the new International Business and Trade (IBT 1-1) and Business Park Residential (BRT) land use designations.

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   The updated Otay Mesa Community Plan would provide a long-range, comprehensive policy framework for growth and development in Otay Mesa over the next 20 to 30 years. Guided by citywide policy direction contained within the General Plan (adopted by the City Council on March 8, 2008), the updated community plan will identify a land use strategy with new land use designation proposals to create villages, activity centers and industrial/employment centers along major transportation corridors, while strengthening cultural and business linkages to Tijuana, Mexico via the Otay Mesa Port of Entry, as well as other enhancements to the existing planning area. The Otay Mesa Community Plan Update (Project) will be consistent with and implement the City's General Plan and will include the following 8 elements: Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services and Safety; Recreation; Historic Preservation; and Noise. In conformance with CEQA Section 15152, the environmental analyses for the draft PEIR would "tier" from the General Plan Final PEIR (Project No. 104495/ SCH No. 2006091032) and will incorporate by reference the general discussions disclosed in this certified environmental document.

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   The CPU would re-designate land uses to increase the number of allowed residential units and reduce the acreage for industrial uses. New land use designations are proposed to allow the establishment of industrial centers, mixed commercial and residential uses, and, where

appropriate, residential uses near industrial uses. Modified industrial and commercial land use designations also are included that are similar to the industrial intensity found in the adopted community plan. The International Business and Trade (IBT) would be the dominant industrial land use designation. Other features of the CPU include:

- Increasing housing unit yield in the southwestern residential areas
- Creating a village center in an area south of SR-905 and west of Britannia Boulevard
- Designating a corridor of Business Park industrial uses along SR-905
- Seeking to enhance the image of the community along SR-905 with flex space and corporate office users flanking the freeway
- Encouraging outdoor storage and heavy industry uses to shift to the border area

CONCLUSIONS:

Based on the analysis conducted for the project described in the subject block above, the City has prepared the following Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) to inform public agency decision-makers and the public of the significant environmental effects that could result if the project is approved and implemented, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project (State CEQA Guidelines Section 15121). As further described in the attached EIR, the City has determined that the project would have a significant environmental effect in the following areas(s): **Land Use, Air Quality, Biological Resources, Transportation/Circulation, Geology/Soils, Historical Resources, Hydrology/Water Quality, Paleontological Resources, Human Health/Public Safety/Hazardous Materials, Noise, Utilities, and Greenhouse Gas Emissions.**

With the exception of impacts related to **Air Quality (RAQS, Stationary Sources/Collocation), Transportation/Circulation, Noise (Traffic/Stationary Sources), Utilities (Solid Waste), and Greenhouse Gas Emissions**, mitigation measures are proposed (Chapter 11) that would reduce Project impacts to below a level of significance. The attached Environmental Impact Report and Technical Appendices document the reasons to support the above Determination.

MITIGATION, MONITORING AND REPORTING PROGRAM:

A series of mitigation measures are identified within each issue area discussion in the EIR to reduce environmental impacts. The mitigation measures are fully contained in Chapter 11 of the EIR.

RECOMMENDED ALTERNATIVES FOR REDUCING SIGNIFICANT UNMITIGATED IMPACTS

Based on the requirement that alternatives reduce significant impacts associated with the proposed project, the EIR considers the following Project Alternatives which are further detailed in the Executive Summary and Chapter 8 of the EIR:

1. No Project
2. Reduced Biological Impacts Alternative
3. Reduced Density Alternative

Under CEQA Guideline Section 15126.6(e)(2), if the No Project Alternative is the environmentally superior alternative, the EIR must also identify which of the other alternatives is environmentally superior. The EIR identified Alternative 2 as the environmentally superior alternative because it would meet the Project objectives while further reducing and avoiding biological, historical (archaeological) and paleontological impacts when compared to the Project.

PUBLIC REVIEW DISTRIBUTION:

Individuals, organizations, and agencies that received a copy or notice of the draft EIR and were invited to comment on its accuracy and sufficiency is provided below. Copies of the Draft EIR, the Mitigation Monitoring and Reporting Program and any technical appendices may be reviewed in the office of the Advanced Planning & Engineering Division, or purchased for the cost of reproduction.

RESULTS OF PUBLIC REVIEW:

( ) No comments were received during the public input period.

( ) Comments were received but did not address the accuracy or completeness of the Draft Environmental Impact Report (EIR). No response is necessary and the letters are attached at the end of the EIR.

( ) Comments addressing the accuracy or completeness of the Draft Environmental Impact Report (EIR) were received during the public input period. The letters and responses are located immediately after the EIR Distribution List.

Cathy Winterrowd
Interim Deputy Director
Development Services Department

September 10, 2013
Date of Draft Report

Date of Final Report

Analyst: Myra Herrmann

DISTRIBUTION OF DRAFT ENVIRONMENTAL IMPACT REPORT:

Copies of the Draft EIR were distributed to the following individuals, organizations, and agencies:

U.S. GOVERNMENT
Federal Aviation Administration (1)
Department of Transportation, Region 9 (2)
Naval Facilities Engineering Command Southwest, Karen Ringel-Director of Real Estate (8)
Naval Facilities Engineering Command Southwest (12)
Army Corps of Engineers (16 & 26)
Environmental Protection Agency (19)
Border Patrol (22)
U. S. Fish and Wildlife Service (23)
USDA Natural Resources Conservation Services (25)

STATE OF CALIFORNIA
State Clearinghouse (46A)
Caltrans Planning, District 11 (31)
Department of Fish and Wildlife (32)
Cal Recycle (35)
California Environmental Protection Agency (37A)
Housing & Community Development (38)
Department of Toxic Substance Control (39)
Natural Resources Agency (43)
Regional Water Quality Control Board, Region 9 (44)
California Air Resources Board (49)
Office of the Attorney General (50)
Caltrans –Division of Aeronautics (51B)
California Transportation Commission (51A)
Native American Heritage Commission (56)
Office of Planning & Research (57)
Highway Patrol (58)
California Energy Commission – Eileen Allen (59)
Department of Conservation (61)
State Lands Commission (62)

COUNTY OF SAN DIEGO
Air Pollution Control District (65)
Planning and Land Use (68)
Department of Parks and Recreation (69)
Department of Public Works (72)
Water Authority (73)
Hazardous Materials Management Division (75)
Department of Environmental Health – Land and Water Quality Division (76)
Chuck Tucker (232)

CITY OF SAN DIEGO

Mayor's Office (91)
- Interim Mayor, Todd Gloria
- Walt Ekard – Interim Chief Operating Officer
- Scott Chadwick – Assistant Chief Operating Officer Council District 3

Council President Pro Tem Sherri Lightner, District 1
Councilmember Kevin Faulconer, District 2
Council District 3
Councilmember Myrtle Cole, District 4
Councilmember Mark Kersey, District 5
Councilmember Lorie Zapf, District 6
Councilmember Scott Sherman, District 7
Councilmember David Alvarez, District 8
Councilmember Marti Emerald, District 9
Office of the City Attorney – Shannon Thomas
Development Services Department
- Tom Tomlinson, Interim Director
- Cathy Winterrowd, Interim Deputy Director
- Myra Herrmann, Senior Planner - Environmental
- Gary Geiler
- Ann Gonsalves
- Jim Lundquist
- Frank January, Facilities Financing
- Patrick Thomas
- Mehdi Rastakhiz
- Leonard Wilson
- Don Weston

Planning & Neighborhood Restoration Department
- Bill Fulton, Director
- Nancy Bragado, Interim Deputy Director
- Theresa Millette, Senior Planner – Project Manager
- Jeanne Krosch
- Tait Galloway
- Kelley Stanco
- Howard Greenstein
- Maureen Gardiner

Real Estate Assets Department
- James Barwick
- Roy Nail
- Michael Tussey

Park & Recreation Department - Open Space Division
- Chris Zirkle
- Laura Ball

Public Works Department - Engineering and Capital Projects
- Kerry Santoro

Transportation & Storm Water Department
Kris McFadden
Drew Kleis
Ruth Kolb
Linda Marabian
Public Utilities Department
Anne Sasaki
Nicole McGinnis
Fire and Life Safety Services
Larry Trame
Michelle Abella-Shon
Police Department
Kevin Mayer
Library Department – Government Documents (81)
Environmental Services Library (81J)
Otay Mesa-Nestor Branch Library (81W)
San Ysidro Branch Library (81EE)
Historical Resources Board (87)
Lisa Wood - Environmental Services Department (93A)
Wetland Advisory Board (91A/MS 908A)

OTHER AGENCIES
City of Chula Vista (94)
San Diego Association of Governments (108)
San Diego County Regional Airport Authority (110)
San Diego Transit Corporation (112)
San Diego Gas & Electric (114)
Chula Vista School District (118)
San Diego Unified School District (125)
San Ysidro Unified School District (127)
San Diego City Schools (132)
San Diego Community College District (133)
Sweetwater Union High School District
Otay Water District – Robert Scholl

ENVIRONMENTAL/BIOLOGICAL ORGANIZATIONS
Sierra Club, San Diego Chapter (165)
San Diego Canyonlands (165A)
San Diego Natural History Museum (166)
San Diego Audubon Society (167)
Mr. Jim Peugh (167A)
Environmental Heath Coalition (169)
California Native Plant Society (170)
San Diego Coast & Baykeeper (173)
Ellen Bauder (175)
EC Allison Research Center (181)

Endangered Habitats League (182/182A)
Vernal Pool Society (185)

HISTORICAL AND ARCHAEOLOGICAL ASSOCIATIONS
South Coastal Information Center (210)
San Diego History Center (211)
San Diego Archaeological Center (212)
Save Our Heritage Organisation (214)
San Diego County Archaeological Society (218)

TRIBAL DISTRIBUTION
Carmen Lucas (206)
Ron Christman (215)
Clint Linton (215B)
Frank Brown (216)
Campo Band of Mission Indians (217)
Kumeyaay Cultural Heritage Preservation (223)
Kumeyaay Cultural Repatriation Committee (225)
Native American Distribution – Public Notice Only (225A-S)
- Barona Group of Capitan Grande Band of Mission Indians
- Campo Band of Mission Indians
- Ewiiaapaayp Band of Mission Indians
- Inaja Band of Mission Indians
- Jamul Indian Village
- La Posta Band of Mission Indians
- Manzanita Band of Mission Indians
- Sycuan Band of Mission Indians
- Viejas Group of Capitan Grande Band of Mission Indians
- Mesa Grande Band of Mission Indians
- San Pasqual Band of Mission Indians
- Ipai Nation of Santa Ysabel
- La Jolla Band of Mission Indians
- Pala Band of Mission Indians
- Pauma Band of Mission Indians
- Pechanga Band of Mission Indians
- Rincon Band of Luiseno Indians
- San Luis Rey Band of Luiseno Indians
- Los Coyotes Band of Mission Indians

CIVIC/PLANNING ORGANIZATIONS
Citizen's Coordinate for Century III (179)
San Diego Chamber of Commerce (157)
Building Industry Association (158)
Convis (159)
Local 30 (191)
League of Women Voters (192)

Industrial Environmental Association – Jack Monger
Otay Valley Regional Park CAC (227)
Otay Mesa Nestor Planning Committee (228)
Otay Mesa Chamber of Commerce (231A)
OVRP – San Diego County Parks (232)
Marilyn Ponseggi –City of Chula Vista, Planning Department (234)
Otay Mesa Planning Committee (235)
San Ysidro Planning and Development Group (433)
United Border Community Town Council (434)
Chula Vista Chamber of Commerce
San Diego County Hispanic Chamber of Commerce
San Ysidro Chamber of Commerce
Tijuana Chamber of Commerce
Tijuana Economic Development Corporation
South County Economic Development Corporation
Regional Economic Development Corporation

OTHER GROUPS AND/OR INDIVIDUALS
Union-Tribune City Desk (140)
Metro News (141)
Southwestern College
Theresa Acerro (230)
Janay Kruger (233)
Janet Vadakkumcherry (236)
Kaiser Permanente
Jean Cameron
Jimmy Ayala, Pardee Homes
John Ponder, Shephard Mullin
Mark Rowson, Land Development Strategies
Nicola Boon, Metro Airpark, LLC
Jack Gorzeman, ESA
Stephanie Morgan Whitmore - RECON (Consultant)

S.0 Executive Summary

S.1 Project Synopsis

This summary provides a brief synopsis of: (1) the Community Plan Update (CPU) to the adopted 1981 Otay Mesa Community Plan, the associated rezoning and Land Development Code (LDC) amendments; (2) the results of the environmental analysis contained within this Program Environmental Impact Report (PEIR); (3) the alternatives that were considered; and (4) the major areas of controversy and issues to be resolved by the Lead Agency. This summary does not contain the extensive background and analysis found in the PEIR. Therefore, the reader should review the entire PEIR to fully understand the CPU and its environmental consequences.

S.1.1 Project Location and Setting

The CPU area is in the southeastern portion of the City of San Diego (City), just north of the United States International Border with Mexico. The CPU area is bounded by the Otay River Valley and the City of Chula Vista on the north; an unincorporated area of San Diego County to the east; the International Border and the City of Tijuana on the south; and Interstate 805 (I-805) on the west. The San Ysidro, Otay Mesa-Nestor, and the Tijuana River Valley communities in the City of San Diego are located west of the CPU area.

The CPU area encompasses approximately 9,300 acres. Multiple jurisdictions govern land surrounding Otay Mesa, including but not limited to the City of San Diego, City of Chula Vista, County of San Diego, and City of Tijuana, Baja California, Mexico. Major facilities, such as the Otay Mesa Port of Entry (POE), Brown Field airport, and Donovan Correctional Facility, exist within and adjacent to the CPU area. The Nakano property, which is located in the most northwestern corner of Otay Mesa, south of the Otay River Valley is not a part of the CPU. This property is within the City of Chula Vista's land use authority, but is shown on figures throughout the PEIR for context and is delineated with dashed lines.

S.1.2 Project Description

The CPU is a comprehensive update to the adopted 1981 Otay Mesa Community Plan. The CPU was undertaken to address substantial land use changes, both locally and regionally, that have occurred over the past 25 years. The CPU is guided by the framework and policy direction in the 2008 City of San Diego General Plan Update and reflects new citywide policies and programs from the General Plan for the CPU area.

The CPU contains a plan for land use and circulation with the CPU area and includes the following nine elements: Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services, and Safety; Recreation; Conservation; Noise; and Historic Preservation, along with a chapter pertaining to Implementation.

The CPU would refine and implement the general vision and goals as expressed in the General Plan for the CPU area. It provides community-specific land use, development design guidelines, and numerous mobility and local guidelines, incentives, and programs in accordance with the goals stated in the General Plan. The CPU would additionally serve as the basis for guiding a variety of other actions, such as parkland acquisitions, public service/facilities, and transportation improvements.

Discretionary actions required to implement the CPU, and addressed in this PEIR, include: adoption of the CPU; approval of a General Plan Amendment; rescission of Otay Mesa Development District (OMDD) and adoption of an "International Business and Trade" (IBT) Zone; adoption of two Community Plan Implementation Overlay Zones (CPIOZs); adoption of updated Public Facilities Financing Plan; and amendments to the City's Land Development Code. Certification of the PEIR at a noticed public hearing (Process 5) would also be required in conjunction with adoption of the CPU.

S.1.3 Project Objectives

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15124, the following specific objectives for the CPU support the underlying purpose of the project, assist the City as Lead Agency in developing a reasonable range of alternatives to evaluate in this PEIR, and will ultimately aid the Lead Agency in preparing findings and overriding considerations, if necessary. The primary objectives of the CPU are the following:

- **Regional Center**: Enhance Otay Mesa's role as a bi-national regional center.
- **Economic Diversification**: Broaden the economic profile to increase employment and growth opportunities.
- **Industrial Capacity**: Enhance and sustain Otay Mesa's strong economic base and potential for expansion.
- **International Trade**: Support activities that promote greater interregional and bi-national activities.
- **Housing:** Provide more and varied housing and meet workforce needs close to employment centers.
- **Complete Places**: Create balanced, integrated mix of uses in Otay Mesa while minimizing collocation compatibility issues.

- **Transit:** Coordinate land use planning with high frequency transit service planning.
- **Open Space**: Protect the canyon lands and sensitive biological resources while providing recreational opportunities.
- **Infrastructure:** Include financing mechanisms that can secure infrastructure improvements concurrent with development.
- **Environmental Leadership and Sustainability:** Follow environmentally sensitive design and sustainable development practices.

The above objectives are specific to the Otay Mesa planning area, and are intended to implement the broader goals, policies, and Guiding Principles of the General Plan. Following are the Guiding Principles of the General Plan which were used to develop the more refined objectives above.

- An open space network formed by parks, canyons, river valleys, habitats, beaches and ocean;
- Diverse residential communities formed by the open space network;
- Compact walkable mixed-use villages of different scales within communities;
- Employment centers for a strong economy;
- An integrated regional transportation network of walkways, bikeways, transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;
- High quality, affordable, and well-maintained public facilities to serve the City's population, workers, and visitors:
- Historic districts and sites that respect our heritage;
- Balanced communities that offer opportunities for all San Diegans and share citywide responsibilities;
- A clean and sustainable environment; and
- A high aesthetic standard.

S.2 Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects

Table S-1, located at the end of this Executive Summary, summarizes the significant effects of the environmental analysis for the CPU. Table S-1 also includes mitigation measures to reduce and/or avoid the environmental effects, with a conclusion as to whether the impact has been mitigated to below a level of significance. The mitigation measures listed in Table S-1 are also discussed within each relevant topical area and fully contained in Section 11, Mitigation Monitoring and Reporting Program.

S.3 Areas of Controversy

Areas of controversy associated with the CPU primarily concern the issues of land use, including the collocation of residential and industrial uses; traffic congestion and truck routes; adequacy of public services and facilities; air quality and noise issues; greenhouse gas emissions; and impacts to biologically sensitive resources, specifically vernal pools and burrowing owls. All of these issues are analyzed in the PEIR.

S.4 Issues to be Resolved by the Lead Agency

The issues to be resolved by the decision-making body (in this case the City of San Diego City Council) are whether: (1) the significant impacts associated with the environmental issues of land use (MHPA adjacency); biological resources; cultural/historic resources; human health/public safety/hazardous materials; hydrology/water quality/drainage; geology and soils, and paleontological resources would be fully mitigated to below a level of significance; (2) there are overriding reasons to approve the project despite the significant unavoidable air quality (RAQS, sensitive receptors); greenhouse gas emissions; noise (traffic, stationary source and construction); traffic (capacity), and utilities (solid waste) impacts; or (3) to approve any of the alternatives instead of the proposed project.

The Lead Agency must also decide if the CPU conforms to land use policies, such as those in the General Plan and MSCP Subarea Plan. Finally, the Lead Agency must determine whether the CPU or an alternative might best meet the key objectives while reducing environmental impacts.

S.5 Summary of Project Alternatives

Section 15126.6 of the CEQA Guidelines requires the discussion of "a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project" and the evaluation of the comparative merits of the alternatives. The alternatives discussion is intended to "focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project," even if these alternatives would impede to some degree the attainment of the project objectives.

In addition to the CPU, the PEIR addresses alternatives considered but rejected the No Project Alternative, the Reduced Biological Impacts Alternative, and the Reduced Density Alternative. These alternatives are evaluated in full in Chapter 9.0, Alternatives, of this document.

S.5.1 Alternatives Considered but Rejected

Vernal Pool and Vernal Pool Conservation Alternative

An alternative was considered where all vernal pools and vernal pool species would be conserved. In order to ensure the long-term viability of the vernal pools and species, conservation of associated watersheds and sufficient buffers would also be required. While this alternative would significantly reduce impacts to vernal pool resources and the surrounding non-native grasslands, this alternative was rejected because the ability to provide a neighborhood village within the southwest CPU area would be severely constrained.

Due to the scattered location of the vernal pool resources within the southwest village area, the available development area would result in compact development, but would separate out exclusive development areas without an integrated circulation pattern or open space system. Benefits of the village areas such as but not limited to compact development, multi-model transportation networks and mixed-use development opportunities as further described below would not be realized. In addition, the following goals and objectives of the General Plan and CPU for this area would not be achieved:

- Diverse residential communities formed by the open space network;
- Compact walkable mixed-use villages of different scales within communities;
- Integrated regional transportation network of walkways, bikeways, transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;

- Distinct villages that include places to live, work and recreate;
- Require a mixed-use residential/commercial component to be included within village core areas, with neighborhood-serving commercial uses such and food markets, restaurants, and other small retail shops.

S.5.2 Alternatives Considered

S.5.2.1 No Project Alternative (Adopted Community Plan)

The No Project Alternative consists of continued implementation of the adopted 1981 Otay Mesa Community Plan, consistent with the provisions outlined in CEQA Guidelines Section 15126.6(e)(3)(A). Compared to the CPU, the No Project Alternative would comprise less density for residential land use and more industrial land. The general distribution of land uses in the No Project Alternative would have residential uses on the west side of the CPU and industrial uses in the central-eastern areas. The residential uses on the west side would be comprised of conventional suburban development, while the industrial uses on the east side would mainly include labor intensive manufacturing, warehousing, and distribution, with only limited office uses.

As residential and industrial land uses would be primarily segregated with the No Project Alternative, potential impacts associated with the adjacency of residential and industrial uses would be avoided, specifically those associated with hazardous materials and sites. However, some beneficial features of the CPU would not be realized under the No Project Alternative. These include the integration of village centers along transportation corridors, creation of Community and Neighborhood Villages, and the inclusion of new specific land use designations (e.g., International Business and Trade and Business Park – Residential Permitted). As such, the goals and objectives of the General Plan and Strategic Framework Element related to international trade, housing, complete places, transit, open space, infrastructure, and environmental leadership and sustainability would not be fully achieved. Additionally, the continued segregation of land uses would result in greater traffic volumes, and correspondingly, greater impacts associated with traffic/circulation, air quality, noise (traffic) and greenhouse gas emissions when compared to the CPU. Also, the No Project Alternative would preserve fewer acres of open space and provide for less compact forms of development, thereby resulting in greater impacts to visual quality/landform alteration, biological resources, historical resources, hydrology/water quality and paleontological resources.

S.5.2.2 Reduced Biological Impacts Alternative

The Reduced Biological Impact Alternative would reduce impacts to biological resources by preserving additional lands in two locations within the CPU, one in the Southwest

Village in the southwest area of the CPU and the second in an area west of La Media Road in the south-central portion of the CPU (see Figure 10-2). Both of these areas would become part of the MHPA. This alternative would allow for less grading or ground disturbing activity, and thus would reduce conflicts with the purpose and intent of the ESL and Historical Resources Regulations of the LDC, and slightly reduce impacts to historical and paleontological resources, when compared to the CPU.

The Reduced Biological Impacts Alternatives provides fewer dwelling units in the Southwest Village as compared to the CPU but still meets the goals and objectives of the General Plan and the San Diego Association of Governments' (SANDAG) Regional Comprehensive Plan (RCP). The lesser intensity of residential use and the fewer number of commercial developments allowed for in this alternative minimally reduces impacts related to traffic congestion (such as, air quality, noise, greenhouse gas emissions), but not to below a level of significance. Impacts to visual resources (landform alteration), hydrology/water quality, and energy conservation are also less when compared to the CPU. Because this alternative would increase the amount of open space in close proximity to development, the risk from wildfire would be slightly greater, but would still be mitigated through strict compliance with the Landscape Standards and Brush Management Regulations contained in the Land Development Code. This alternative generally meets all project objectives but would not accommodate future population growth to the same extent as the CPU.

S.5.2.3 Reduced Density Alternative

The Reduced Density Alternative would convert the IBT land use designation to "Light Industrial," thereby excluding business park uses and would serve to reduce the trip generation rates in these areas. The maximum number of residences within the Southwest Village and the Central Village would be reduced as well, although permitting enough to be consistent with the Transit Oriented Development (TOD) Guidelines used in the CPU, even if the goals to reduce numbers of average daily traffic (ADTs) in these villages are met to a slightly lesser extent. This alternative still meets the goals and objectives of the General Plan and SANDAG's RCP.

As the development pattern for the Reduced Density Alternative is similar to the CPU, impacts to most areas (land use, biological resources, historical resources, human health/public safety/hazardous materials (risk from wildfires), hydrology/water quality, geology/soils, and paleontological resources) are roughly equivalent to the CPU. Due to the fewer number of residences allowed, significant impacts to air quality, noise, utilities (solid waste), transportation/circulation, and greenhouse gas emissions are slightly reduced than in the CPU but not to below a level of significance. Because the land use segregation of housing and industrial is greater in this plan, there is also a small reduction in risk of exposure to hazardous materials. This alternative generally meets project objectives but with less density within village areas that would not accommodate

future population growth or provide greater transit opportunities to the same extent as the CPU. The Reduced Density alternative would allow for more suburban-type development, which could be more auto-dependent, and therefore contribute to, rather than reduce greenhouse gas emissions.

S.5.2.4 Environmentally Superior Alternative

State CEQA Guidelines Section 15126.6(e)(2) requires that an EIR identify which alternative is the environmentally superior alternative. If the No Project Alternative is the environmentally superior alternative, the EIR must also identify which of the other alternatives is environmentally superior. Based on this CEQA Guidance and the analysis further detailed in Chapter 10 of the PEIR, the Reduced Biological Impacts Alternative would be considered environmentally superior because it would preserve more open space and, therefore, result in fewer impacts to biological, archaeological and paleontological resources; hydrology/water quality; human health/public safety/hazardous materials, and utilities (including solid waste), resulting from a decrease in developable land that could be graded. It also would reduce (but not avoid) the significant and unavoidable impacts of the CPU (i.e., air quality (RAQS, stationary sources/collocation), noise (traffic, construction and stationary sources), traffic/circulation, utilities [solid waste), and greenhouse gas emissions.

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
LAND USE			
Regulation Consistency Would the CPU result in a conflict with the purpose and intent of the ESL Regulations, the Historical Resources Regulation, and the Brush Management Regulation of the City of San Diego Land Development Code (LDC)?	**Environmentally Sensitive Lands Regulations** The development footprint of the CPU would encroach into sensitive ESL areas. Future public and private development proposals would be required to comply with the ESL Regulations or process a Site Development Permit in order to deviate from the regulations. Additionally, all subsequent projects would be subject to review in accordance with CEQA. At which time, appropriate site-specific mitigation in accordance with the Mitigation Framework measures LU-2 and BIO-1 through BIO-5-4 would be identified for impacts to sensitive biological resources covered under the ESL. For other resource areas covered under the ESL Regulations, such as steep hillsides and floodplains, future projects would be designed to ensure compliance with the supplemental regulations and any other regulatory requirements to ensure that no impacts would occur. The CPU also includes several policies (see Table 5.4-5) which aim to reduce impacts to sensitive and other resources covered under the ESL Regulations as well as development regulations required for projects within areas covered by CPIOZ Type A, which address sensitive biological resources.	**Environmentally Sensitive Lands Regulations** **LU-1a:** Future development project types that are consistent with the CPU, base zone regulations, and the supplemental regulations for CPIOZ Type A and can demonstrate that there are no biological resources present on the project site can be processed ministerially and would not be subject to further environmental review under CEQA. Development proposals that do not comply with the CPIOZ Type A supplemental regulations shall be subject to discretionary review in accordance with CPIOZ Type B and the Mitigation Framework LU-2 and BIO 1-4 in Section 5-4, Biological Resources.	**Environmentally Sensitive Lands Regulations** Less than Significant

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
LAND USE (cont.)			
	Future projects would be required to comply with the above regulations, policies, and mitigation. Therefore, at the program-level the CPU would not be in conflict with the purpose and intent of the ESL regulations and potential impacts would be below a level of significance.		
	Historical Resources Regulations Given the presence of historical resources distributed throughout the CPU area, implementation of the CPU has the potential to result in significant impacts to historical resources. The CPU includes several policies aimed to reduce impacts to historical resources within the CPU area as well as development regulations required for projects within areas covered by CPIOZ Type A which address archaeological resources. Additionally, incorporation of the mitigation framework for historical resources contained in Section 5.5 would reduce the potential for significant impacts at the project-level.	**Historical Resources Regulations** **LU-1b:** Future development project types that are consistent with the CPU, base zone regulations, and the supplemental regulations for CPIOZ Type A and can demonstrate that there are no archaeological resources present on the project site can be processed ministerially and would not be subject to further environmental review under CEQA. Development proposals that do not comply with the CPIOZ Type A supplemental regulations shall be subject to discretionary review in accordance with CPIOZ Type B and the Mitigation Framework HIST-1 in Section 5-5, Historical Archaeological Resources.	**Historical Resources Regulations** Less than Significant

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
LAND USE (cont.)			
Environmental Plan Consistency Would the CPU result in a conflict with adopted environmental plans, including the City of San Diego's MSCP Subarea Plan and the MHPA adopted for the purpose of avoiding or mitigating an environmental effect for the area?	**MHPA / Land Use Adjacency Guidelines** Potential indirect impacts would be evaluated at the project-level for consistency with the MHPA Land Use Adjacency Guidelines. Implementation of the CPU would introduce land uses adjacent to MHPA which would potentially result in a significant impact at the program-level.	**MHPA / Land Use Adjacency Guidelines** **LU-2:** All subsequent development projects implemented in accordance with the CPU which is adjacent to designated MHPA areas shall comply with the Land Use Adjacency Guidelines of the MSCP in terms of land use, drainage, access, toxic substances in runoff, lighting, noise, invasive plant species, grading, and brush management requirements. Mitigation measures include, but are not limited to: sufficient buffers and design features, barriers (rocks, boulders, signage, fencing, and appropriate vegetation) where necessary, lighting directed away from the MHPA, and berms or walls adjacent to commercial or industrial areas and any other use that may introduce construction noise or noise from future development that could impact or interfere with wildlife utilization of the MHPA. The project biologist for each proposed project would identify specific mitigation measures needed to reduce impacts to below a level of significance. Subsequent environmental review would be required to determine the significance of impacts from land use adjacency and compliance with the Land Use Adjacency Guidelines of the MSCP. Prior to approval of any subsequent development project in an area adjacent to a designated MHPA, the City of San Diego shall identify specific conditions of approval in order to avoid or to reduce potential impacts to adjacent the MHPA. Specific requirements of the mitigation framework are detailed in Section 5.1.6.3.	**MHPA / Land Use Adjacency Guidelines** Less than Significant

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
AIR QUALITY			
Regional Air Quality Standards Would the CPU result in emissions that would violate any air quality standard or contribute substantially to an existing or projected air quality violation? Would the CPU result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state AAQS (including the release of emissions which exceed quantitative thresholds for ozone precursors)?	**Construction Emissions** Air emissions due to construction would not exceed the applicable thresholds for individual projects. However, if several of these projects were to occur simultaneously, there is the potential for multiple projects to exceed significance thresholds. While it is not anticipated that construction activities under the CPU would result in significant air quality impacts, as air emissions from the future developments within the CPU area cannot be adequately quantified at this time, this impact would be significant and unavoidable.	**Construction Emissions** **AQ-1:** For future projects that would exceed daily construction emissions thresholds established by the City of San Diego, best available control measures/technology shall be incorporated to reduce construction emissions to below daily emission standards established by the City of San Diego.	**Construction Emissions** Significant and unavoidable
	Operational Emissions While emissions under the CPU would exceed project-level thresholds, which would potentially have a significant air quality impact when compared to the existing condition, the CPU would, however, result in lower emissions than the adopted plan. The CPU would be consistent with adopted regional air quality improvement plans and would represent a decrease in emissions used to develop the SDAPCD RAQS. However, as air emissions from the future developments within the CPU area cannot be adequately quantified at this time, this impact would be significant and unavoidable.	**Operational Emissions** **AQ-2:** Development that would significantly impact air quality, either individually or cumulatively, shall receive entitlement only if it is conditioned with all reasonable mitigation to avoid, minimize, or offset the impact. As a part of this process, future projects shall be required to buffer sensitive receptors from air pollution sources through the use of landscaping, open space, and other separation techniques.	**Operational Emissions** Significant and unavoidable

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
AIR QUALITY (cont.)			
Sensitive Receptors Would the CPU expose sensitive receptors to substantial pollutant concentration, including air toxics such as diesel particulates?	**Stationary Sources** The CPU includes industrial uses which could generate air pollutants. Without appropriate controls, air emissions associated with planned industrial uses would represent a significant adverse air quality impact. Any new facility proposed that would have the potential to emit toxic air contaminants would be required to evaluate toxic air problems resulting from their facility's emissions. If the facility poses a potentially significant public health risk, the facility would submit a risk reduction audit and plan to demonstrate how the facility would reduce health risks. Specific project-level design information would be needed to determine stationary source emission impacts. Therefore, at the program-level, impacts would be potentially significant.	**Stationary Sources** **AQ-3:** Prior to the issuance of building permits for any new facility that would have the potential to emit toxic air contaminants, in accordance with AB 2588, an emissions inventory and health risk assessment shall be prepared. If adverse health impacts exceeding public notification levels (cancer risk equal to or greater than 10 in 1,000,000; see Section 4.5.4.1(b)) are identified, the facility shall provide public notice to residents located within the public notification area and submit a risk reduction audit and plan to the APCD that demonstrates how the facility would reduce health risks to less than significant levels within five years of the date the plan.	**Stationary Sources** Significant and unavoidable

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
AIR QUALITY (cont.)			
	Collocation The CPU would place residential, commercial, and industrial uses in proximity to one another, which would have potential air quality impacts associated with the collocation of incompatible land uses, as described in section 5.3.5.1 (d). Air Quality impacts would be associated with exposure to pollutants from the operation of the facility, which can include DPM emitted by heavy trucks and diesel engines, chromium emitted by chrome platers, and perchloroethylene emitted by dry cleaning operations. While compliance with the CPU and General Plan policies, along with local, state and federal regulations, would reduce potential impacts, future projects may result in sensitive uses (residential uses, schools, parks being located within the buffer distances of the facilities described in Table 5.3-7, and therefore sensitive receptors would be exposed to toxic air emissions. In this case, impacts would be significant.	**Collocation** **AQ-4:** Significant adverse impacts associated with collocation would be mitigated at the project-level, through implementation of the Mitigation Framework contained in Section 5.3.5.3.	**Collocation** Significant and unavoidable

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
BIOLOGICAL RESOURCES			
Sensitive Plants and Animals Would the CPU result in a reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?	Implementation of the CPU has the potential to impact sensitive plants and animals directly through the loss of habitat or indirectly by placing development adjacent to the MHPA.	Mitigation measures **BIO-1, BIO-2, Bio-4 and LU-2**, as described in Section 5.4, Biological Resources, would address impacts of future development projects related to sensitive plant and wildlife species.	Less than Significant
Migratory Wildlife Would the CPU result in interference with the nesting/foraging/ movement of any resident or migratory fish or wildlife species?	Future development, including construction or extension of CPU roadways, utility lines, and/or temporary construction activities, has the potential to interfere with nesting, reduce foraging habitat, and obstruct wildlife movement as a result of noise, construction activities, habitat loss and/or fragmentation. Any direct or indirect impacts to migratory wildlife nesting, foraging, and movement would be considered significant.	Mitigation measures **BIO-2** under Section 5.4.4.3 shall apply.	Less than Significant
Sensitive Habitat Would the CPU result in an impact to a sensitive habitat, including, but not limited to streamside vegetation, oak woodland, vernal pools, wetland, coastal sage scrub, or chaparral?	Impacts to Tier I, II, IIIA, and IIIB habitats would be significant. These sensitive habitats include: maritime succulent scrub, native grassland, Diegan coastal sage scrub, southern mixed chaparral, non-native grassland, riparian scrub, vernal pools, and basins with fairy shrimp.	Refer to Mitigation Framework BIO-1.	Less than Significant

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
BIOLOGICAL RESOURCES (cont.)			
MSCP Would the CPU affect the long-term conservation of biological resources as described in the MSCP? Would the CPU meet the objectives of the Subarea Plan's Land Use Adjacency Guidelines or conflict with the provisions of the Subarea Plan, or other approved local, regional, or state conservation plans?	***MHPA Land Use Adjacency Guidelines*** Potential impacts would be evaluated at the project-level for consistency with the MHPA Land Use Adjacency Guidelines. As implementation of the CPU would introduce land uses adjacent to MHPA, this is a potentially significant impact at the program-level (refer to LU-2).	***MHPA Land Use Adjacency Guidelines*** MHPA adjacency impacts would be addressed at the project-level; Section 5.1.6 includes the Mitigation Framework, **LU-2**.	***MHPA Land Use Adjacency Guidelines*** Less than significant
Invasive Plants Would the CPU result in the introduction of invasive species of plants into the area?	Potential impacts associated with the introduction of invasive species into the MHPA would be evaluated at the project-level. All future projects would be required to implement the MHPA Land Use Adjacency Guidelines and Mitigation Framework measure LU-2 in Section 5.1.6, Land Use, which requires that the project's landscape plan would not contain any exotic plant/invasive species and would include an appropriate mix of native species which would be used adjacent to the MHPA.	The introduction of invasive species into the MHPA would be addressed at the project-level; Please refer to Mitigation Framework LU-2 in Section 5.1.6, Land Use.	Less than Significant
Wetland Impacts Would the CPU result in an impact on City, state, or federally regulated wetlands (including but not limited to, salt marsh, vernal pool, lagoon, riparian habitat, etc.) through direct removal, filing, hydrological interruption, or other means?	Impacts to wetlands, vernal pools, and other jurisdictional water resources would be considered significant.	Mitigation framework **BIO-4**, as described in section 5.4, Biological Resources, shall apply for future development.	Less than significant

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
BIOLOGICAL RESOURCES (cont.)			
Noise Generation Would the temporary construction noise from the CPU or permanent noise generators (including roads) adversely impact sensitive species (e.g., coastal California gnatcatcher) within the MHPA?	There is a potential for temporary noise impacts to wildlife from construction and permanent noise impacts from the introduction of noise generating land uses adjacent to MHPA. Temporary and/or permanent noise impacts to wildlife within the MHPA would be significant.	Mitigation for impacts to sensitive wildlife species (including temporary and permanent noise impacts) resulting from future projects implemented in accordance with the CPU are included in Sections 5.1.6.3 (Land Use) and 5.4.4.3 (Biological Resources). Please refer to Mitigation Framework BIO-1 through BIO-4 and LU-2 (MHPA Land Use Adjacency Guidelines).	Less than Significant
HISTORICAL RESOURCES			
Prehistoric/Historical Sites Would the CPU result in the alteration or destruction of a prehistoric or historical archaeological site?	Due to the number and density of prehistoric and historic cultural resources in the CPU area, the loss of these resources would be considered a significant impact at the program-level	**Archeological Resources** Mitigation framework**HIST-1**, as described in section 5.4, Historical Resources, shall apply for future development. **Historic Buildings, Structures, and Objects** Mitigation framework **HIST-2**, as described in section 5.4, Historical Resources, shall apply for future development.	Less than Significant

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
HISTORICAL RESOURCES (cont.)			
Religious or Sacred Uses Would the CPU result in any impact to existing religious or sacred uses within the CPU area?	Impacts to known resources and those not yet found and formally recorded, could occur anywhere within the CPU. Future grading of original in situ soils could also expose buried historical archaeological resources and features including sacred sites. Potential impacts to historical resources associated with construction of future projects implemented in accordance with the CPU, would be considered significant (refer to Issue 1).	The Mitigation Framework religious or sacred uses (Issue 2) would be the same as outlined for Issue 1 - Archaeological Resources. Please refer to Mitigation Framework HIST-1.	Less than Significant
Human Remains Would the CPU result in the disturbance of any human remains, including those interred outside of formal cemeteries?	Impacts to known resources and those not yet found and formally recorded could occur anywhere within the CPU. Future grading of original in situ soils could also expose buried human remains. Potential impacts to historical resources associated with construction of projects implemented in accordance with CPU would be considered significant.	The Mitigation Framework for human remains (Issue 3) would be the same as outlined for Issue 1 - Archaeological Resources. Please refer to Mitigation Framework HIST-1.	Less than Significant

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
HUMAN HEALTH/PUBLIC SAFETY/HAZARDOUS MATERIALS			
Health and Safety Hazards Would the CPU expose people or property to health hazards, including wildfire and airport operations?	**Health Hazards** A discussion of exposure to health hazards is found in Section 5.3, Air Quality and Sections 5.6.4, and 5.6.5. As indicated in those sections, hazardous sites have been identified that could result in significant impacts to future development within the CPU area.	**Health Hazards** Refer to Sections 5.3, 5.6.4, and 5.6.5. In accordance with the CPU policies, mitigation identified in Section 5.6.5.3 would be required to reduce potential health hazards to future development from hazardous sites.	**Health Hazards** Less than Significant
	Wildfire Hazards Because of the existing and proposed land use patterns around which the community is formed, new development in the wildland interface areas may expose additional people and structures to wildland fire hazards, representing a potentially significant impact. Therefore, impacts associated with wildfires would be significant at the program-level.	**Wildfire Hazards** **HAZ-1:** Future projects implemented in accordance with the CPU shall be required to incorporate sustainable development and other measures into site plans in accordance with the City's Brush Management Regulations, and Landscape Standards pursuant to GP and CPU policies intended to reduce the risk of wildfires. In addition, all future projects shall be reviewed for compliance with the 2010 California Fire Code, Section 145.07 of the LDC, and Chapter 7 of the California Building Code.	**Wildfire Hazards** Less than Significant

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
HUMAN HEALTH/PUBLIC SAFETY/HAZARDOUS MATERIALS (cont.)			
	Aircraft Hazards Future project could conflict with the FAA requirements unless the City implements a mechanism to ensure either the project wouldn't include features identified in Part 77 criteria for notification or the project obtains a No Hazard to Air Navigation from the FAA. Thus, potential aircraft hazards impacts would be potentially significant.	**Aircraft Hazards** Mitigation framework **HAZ-2**, as described in section 5.6, Human Health/Public Safety/Hazardous Materials, shall apply for future development.	**Aircraft Hazards** Less than significant
Hazardous Sites Would the CPU uses be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?	The presence of sites compiled pursuant to Government Code Section 65962.5, along with any unknown hazardous sites, would have potentially significant impacts on future development and land uses within the CPU area.	Mitigation framework**HAZ-3**, as described in Section 5.6, shall apply to future development.	Less than Significant
HYDROLOGY/WATER QUALITY			
Runoff Would the CPU result in an increase in impervious surfaces and associated increased runoff? Would the CPU result in a substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?	Buildout in accordance with the CPU would result in an increase in impervious surfaces and associated increased runoff, and result in alterations to on- and off-site drainage. Therefore, implementation of the CPU has the potential to result in significant direct and indirect impacts associated with runoff and alternations to on-and off-site drainage patterns.	Mitigation framework **HYD/WQ-1**, as described in section 5.7, Hydrology/Water Quality, shall apply for future development. However, because the extent of the success of this mitigation framework cannot be accurately predicted for at this time, impacts would be unavoidable at the program-level.	Less than Significant

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
HYDROLOGY/WATER QUALITY (cont.)			
Natural Drainage System What modifications to the natural drainage system would be required for implementation of the CPU? Would there be an effect on the Otay or Tijuana river valley drainage basins with implementation of the CPU?	Buildout in accordance with the CPU has the potential to result in a substantial change to stream flow velocities and drainage patterns on downstream properties. Therefore, implementation of the CPU has the potential to result in significant direct and indirect impacts to the natural drainage system.	See **HYD/WQ-1.**	Less than Significant
Flow Alteration Would the CPU result in alterations to the course or flow of flood waters?	Future development within the CPU area would potentially impact the existing course and flow of flood waters, resulting in potentially significant impacts.	See **HYD/WQ-1.**	Less than significant
Water Quality Would the CPU create discharges into surface or ground water, or any alteration of surface or ground water quality, including but not limited to temperature, dissolved oxygen or turbidity? Would there be increases in pollutant discharges including downstream sedimentation?	Adherence to federal, state, and local regulations, would serve to reduce significant impacts to a degree, but cannot guarantee that all future project-level impacts would be avoided or mitigated to below a level of significance. Therefore, impacts associated water quality would be significant at the program-level.	Mitigation framework **HYD/WQ-2**, as described in section 5.7, Hydrology/Water Quality, shall apply.	Less than Significant

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
GEOLOGY/SOILS			
Geologic Hazards Would the CPU expose people or property to geologic hazards such as earthquakes, landslides, mudslides, liquefaction, ground failure, or similar hazards?	The CPU area contains geologic conditions which would pose significant risks for future development if not properly addressed at the project-level. Unstable conditions relating to compressible soils, landslides, seismicity (faults), and expansive soils represent a potentially significant impact for future development.	Mitigation framework**GEO-1**, as described in section 5.8, Geology and Soils, shall apply for future development.	Less than Significant
Erosion Would the land use and circulation modifications proposed in the CPU increase the potential for erosion of soils on- or off-site?	Based on the steep nature of many of the hillsides and the generally poorly consolidated nature of the sedimentary materials and soils found throughout the CPU area, erosion would represent a potentially significant impact, particularly in conjunction with some portions of the San Diego Formation and in drainages and stream valleys.	Mitigation framework**GEO-2**, as described in section 5.8, Geology and Soils, shall apply for future development.	Less than Significant

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
NOISE			
Traffic Generated Noise Would the CPU result in a significant increase in the existing ambient noise level?	Exterior and potentially interior traffic noise impacts are anticipated at the majority of locations adjacent to I-805, SR-905, SR-125, Otay Mesa Road, and Airway Road. Therefore, impacts related to traffic noise impacts to new residences would be significant. There are areas within the CPU area where project traffic noise would potentially cause interior noise levels in existing residences to exceed applicable standards. This is a potentially significant impact of the CPU.	Mitigation framework**NOS-1** and **NOS-2**, as described in section 5.10, Noise, shall apply for future development. However, because the extent of the success of this mitigation framework cannot be accurately predicted for at this time, impacts would be unavoidable at the program-level.	Significant and unavoidable
Stationary Source Noise (Collocation) Could the proposed collocation of residential and commercial or industrial land uses result in the exposure of people to noise levels, which exceed the City's Noise Abatement and Control Ordinance?	The CPU has the potential to site noise-sensitive uses (i.e., residential) adjacent to noise-generating commercial and industrial uses. The juxtaposition of these land uses would result in potentially significant noise impacts at this program-level of analysis.	Mitigation framework**NOS-3**, as described in section 5.10, Noise, shall apply for future development. However, because the extent of the success of this mitigation framework cannot be accurately predicted for at this time, impacts would be unavoidable at the program-level.	Significant and unavoidable

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
NOISE (cont.)			
Construction Noise Would temporary construction noise from the proposed neighborhood developments or permanent noise generators (including roads) adversely impact sensitive receptors or sensitive bird species (e.g., coastal California gnatcatcher) within the MHPA?	Future development associated with implementing the CPU has the potential to exceed applicable construction thresholds at residential properties adjacent to construction sites. Additionally, there is the potential for construction noise to impact least Bell's vireo, coastal California gnatcatcher, raptors, and other sensitive species if they are breeding or nesting in adjacent MHPA lands. These impacts are significant at the program-level.	Mitigation framework**NOS-4**, as described in section 5.10, Noise, shall apply for future development.	Significant and unavoidable

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
PALEONTOLOGICAL RESOURCES			
Would the CPU allow development to occur that could significantly impact a unique paleontological resource or a geologic formation possessing a moderate to high fossil bearing potential?	Implementation of the CPU has the potential to result in significant impacts to paleontological resources. Specifically, future projects implemented in accordance with the CPU that would involve substantial grading within the San Diego and Otay formations and Very Old Paralic Deposits that would result in the loss of significant fossil remains. It should be noted however, that for future projects that are consistent with the OMCP, base zone regulations and the supplemental regulations for CPIOZ Type A and can demonstrate that no paleontological fossil resources are present; the project can be processed ministerially and would not be subject to further environmental review under CEQA.	Mitigation framework **PALEO-1**, as described in section 5.11, Paleontological Resources, shall apply for future development.	Less than Significant

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
TRAFFIC/CIRCULATION			
Capacity Would the CPU result in an increase in projected traffic that is substantial in relation to the capacity of the circulation system?	**Capacity** **Roadway Segments** A total of 24 roadway segments under the Horizon Year Plus CPU condition would be expected to operate at unacceptable LOS. Therefore, the CPU would have a significant impact at all of these 24 roadway segment locations.	Even with the proposed reclassifications, 24 roadway segments would operate unacceptably in the Horizon Year Plus CPU condition. The TIA identified additional potential improvement measures that are not recommended as part of the CPU and are not included as part of the project. The reasons for not recommending the improvements are detailed in the Findings and the Statement of Overriding Considerations. The impacts are considered significant and unavoidable. At the project-level, partial mitigation may be possible in the form of transportation demand management measures that encourage carpooling and other alternate means of transportation. At the time future discretionary development projects are proposed, project-specific traffic analyses would contain detailed recommendations. All project-specific mitigation for direct impacts shall be implemented prior to the issuance of Certificate of Occupancy in order to provide mitigation at the time of impact.	Significant and unavoidable

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
TRAFFIC/CIRCULATION (cont.)			
	Intersections A total of 49 intersections would be expected to operate at unacceptable levels under the Horizon Year Plus CPU condition. Therefore, the CPU would have a significant impact at all 49 of these intersections.	With mitigation measures, a total of 39 intersections would continue to be significantly impacted. The TIA identified further potential improvement measures such as additional intersection turning movement lanes that are not recommended as part of the CPU and are not included as part of the project. The reasons for not recommending the improvements are detailed in the Findings and Statement of Overriding Considerations. At the project-level, partial mitigation may be possible in the form of transportation demand management measures that encourage carpooling and other alternate means of transportation. At the time future discretionary development projects are proposed, project-specific traffic analyses would contain detailed recommendations. All project-specific mitigation for direct impacts shall be implemented prior to the issuance of Certificate of Occupancy in order to provide mitigation at the time of impact. To reduce impacts the following mitigation shall be provided: **TRF-1:** Intersections shall be improved per the intersection lane designations identified in Figure 5.12-4.	Significant and unavoidable

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
TRAFFIC/CIRCULATION (cont.)			
	Freeway Segments With the planned and funded I-805 improvements, all I-805 freeway segments would be expected to operate at an acceptable LOS in the Horizon Year Plus CPU condition and therefore impacts would be less than significant. Five SR-905 freeway segments would be expected to operate at unacceptable levels in the Horizon Year Plus CPU condition. Thus, the CPU impact at these five SR-905 freeway segments would be significant.	While providing one HOV lane in each direction on the SR-905 would reduce impacts associated with buildout of the CPU, the additional lanes are not funded; therefore, impacts would remain significant and unavoidable at the programmatic level. At the project-level, partial mitigation may be possible in the form of transportation demand management measures that encourage carpooling and other alternate means of transportation. At the time future discretionary development projects are proposed, project-specific traffic analyses would contain detailed recommendations. All project-specific mitigation for direct impacts shall be implemented prior to the issuance of Certificate of Occupancy in order to provide mitigation at the time of impact.	Significant and unavoidable
	Freeway Ramp Metering Five SR-905 freeway ramps would be expected to experience delays over 15 minutes with downstream freeway operations at unacceptable levels in the Horizon Year Plus CPU condition. The CPU impact at these five freeway ramps would be significant.	Mitigation that would reduce freeway ramp metering impacts at the five significantly impacted SR-905 locations consists of adding a lane to the freeway on-ramp and implementation of transportation demand management (TDM) measures that encourage carpooling and other alternate means of transportation. At the time future discretionary development projects are proposed, project-specific traffic analyses would contain detailed recommendations. All project-specific mitigation for direct impacts shall be implemented prior to the issuance of Certificate of Occupancy in order to provide mitigation at the time of impact.	Significant and unavoidable

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
TRAFFIC/CIRCULATION (cont.)			
		However, due to the uncertainty associated with implementing freeway ramp improvements, and uncertainty related to implementation of TDM measures, the freeway ramp impacts associated with the CPU would remain significant and unavoidable at the program-level.	
UTILITIES			
Would the CPU result in a need for new systems, or require substantial alternations to existing utilities? These systems include water, wastewater, reclaimed water, solid waste disposal, storm water infrastructure, and communication systems.	**Solid Waste** Because all future projects within the CPU area may not be required to prepare a waste management plan or may not reduce project-level waste management impacts below a level of significance, the CPU cannot be guaranteed, at the program-level, to meet the 75 percent diversion requirement. Direct impacts associated with solid waste would be significant at the program-level.	**Solid Waste** Mitigation framework **UTIL-1**, as described in section 5.14, Utilities, shall apply for future development. However, because the extent of the success of this mitigation framework cannot be accurately predicted for at this time, impacts would be unavoidable at the program-level.	**Solid Waste** Significant and unavoidable

TABLE S-1
SUMMARY OF ENVIRONMENTAL ANALYSIS RESULTS
(continued)

Environmental Issue	Results of Impact Analysis	Mitigation Framework	Impact Level After Mitigation
GREENHOUSE GAS EMISSIONS			
Consistency with Adopted Plans, Policies, and Regulations Would the CPU conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs?	The CPU contains policies that would reduce GHG emissions from transportation and operational building uses (related to water and energy consumption, and solid waste generation, etc.) and would be consistent with the strategies of local and state plans, policies, and regulations aimed at reducing GHG emissions from land use and development. Subsequent projects implemented in accordance with the CPU would be required to implement GHG-reducing features beyond those mandated under existing codes and regulations. However, because project-level details are not known, there is the potential that projects would not meet the necessary City reduction goals put in place in order to achieve the reductions required by AB 32. Thus, the level of potential impacts associated with plan conflict would be potentially significant.	Mitigation framework **GHG-1**, as described in section 5.18, Greenhouse Gas Emissions, shall apply for future development. However, because the extent of the success of this mitigation framework cannot be accurately predicted for at this time, impacts would be unavoidable at the program-level.	Significant and unavoidable
Cumulative GHG Emissions Would implementation of the CPU generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?	The 9.1 to 11.4 percent reductions relative to BAU fall short of meeting the City's goal of a minimum 28.3 percent reduction in GHG emissions relative to BAU. This impact associated with GHG emissions under the CPU would be significant and unavoidable.	**GHG-2**: Future projects implemented in accordance with the CPU shall be required to demonstrate their avoidance of significant impacts related to long-term operational emissions as identified in mitigation framework**GHG-1**.	Significant and unavoidable

Draft
Program Environmental Impact Report for the Otay Mesa Community Plan Update, City of San Diego
Project Number 30330/304032
SCH No. 2004651076

September 10, 2013

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APPENDICES (bound under separate cover)

Acronyms and Abbreviations

°F	degrees Fahrenheit
µg/m^3	micrograms per cubic meter
AAQS	Ambient air quality standards
AASHTO	American Association of Highway and Transportation
AB	Assembly Bill
ADA	Americans with Disabilities Act
ADD	Assistant Deputy Director
ADT	average daily traffic
AEOZ	Airport Environs Overlay Zone
AEP	Association of Environmental Professionals
AF	acre feet
AFY	acre feet per year
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AMSL	above mean sea level
AQIP	Air Quality Improvement Program
APCD	San Diego County Air Pollution Control District
ASTM	American Society for Testing and Materials
B.P.	Before Present
BACT	best available control technology
BAU	business as usual
BMP	best management practice
BRT	South Bay bus rapid transit
CAA	Clean Air Act
CCAA	California Clean Air Act
CalARP	State of California Accidental Release Prevention
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CALGreen	California Green Building Standards Code
CalRecycle	California Recycle
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CCP	Cities for Climate Protection
CCR	California Code Regulation
CDE	California Department of Education
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CESA	California Endangered Species Act
CFC	California Fire Code
cfs	cubic feet per second
CGS	California Geological Survey
CFR	Code of Federal Regulations

CIP	Capital Improvements Project
City	City of San Diego
CIWMB	California Integrated Waste Management Board
CLUP	Comprehensive Land Use Plan
CMAP	Climate Mitigation and Adaptation Plan
CNDDB	California Natural Diversity Data Base
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CO	carbon monoxide
CP	Community Plan
CPAP	Climate Protection Action Plan
CPIOZs	Community Plan Implementation Overlay Zones
CPTED	Crime Prevention Through Environmental Design
CPU	Community Plan Update
CPUC	California Public Utilities Commission
CRC	California Residential Code
CVESD	Chula Vista Elementary School District
dB	decibel
dB(A)	24-hour A-weighted average decibel level
DEH	Department of Environmental Health
DHS	California Department of Health Services
DMP	Drought Management Plan
DOE	Department of Energy
DOT	Department of Transportation
DPM	diesel-exhaust particulate matter
DSD	Development Services Department
DTSC	Department of Toxic Substances Control
du/ac	dwelling units per acre
EI	Expansion Index
EMS	Emergency Medical Services
EMT	emergency medical technician
EPCA	Energy Policy and Conservation Act
EPIC	Energy Policy Initiative Center
EO	Executive Order
EOC	Emergency Operations Center
ERNS	Emergency Response Notification System
ESA	Endangered Species Act of 1973
ESD	Environmental Services Department
ESL	Environmentally Sensitive Land
ESP	Emergency Storage Plan
FAA	Federal Aviation Administration
FAR	floor area ratio
FBA	Facilities Benefit Assessments
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHWA	Federal Highways Administration
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FR	Federal Register
FY	fiscal year
GHG	Greenhouse Gas

GIS	Geographic information system
gpm	gallons per minute
HA	Tijuana Valley Hydrologic Area
HCM	Highway Capacity Manual
HCP	Historical Commemorative Program
HHI	Health Hazard Index
HMIRS	Hazardous Material Incident Report System
HMTS	Hazardous Materials Technical Study
HOV	High-occupancy vehicle
HRB	Historical Resources Board
HRA	Health Risk Assessment
HRG	Historical Resource Guidelines
HRR	Historical Resource Regulations
HSA	Hydrologic Subarea
HU	Hydrologic Unit
HVAC	heating, ventilating, and air conditioning
IA	Implementing Agreement
I-805	Interstate 805
IBT	International, Business and Trade
ICLEI	International Council for Local Environmental Initiatives
ICP	Integrated Contingency Plan
IID	Imperial Irrigation District
IRP	Integrated Resources Plan
ITP	incidental take permits
ITS	intelligent transportation system
JEPA	Joint Exercise of Powers Agreement
kBTU	thousand British Thermal Units
kwh/yr	Kilowatts hours per year
LCFS	Low Carbon Fuel Standard
LDC	Land Development Code
LEA	Local enforcement agency
LEED	Leadership in Energy and Environmental Design
L_{eq}	one-hour, A-weighted equivalent sound level
LID	Low Impact Development
LNFZ	La Nación Fault Zone
LOMR-F	Letter of Map Revision based on Fill
LOS	level of service
LTRP	long-term energy resource plan
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
Metro	Metropolitan Sewerage System
MEIR	maximally exposed individual resident
MEIW	maximally exposed individual worker
mgd	million gallons per day
MHMP	Multi-hazard Mitigation Plan
MHPA	Multi-Habitat Planning Area
MMC	Mitigation Monitoring Coordination Section
MMRP	Mitigation Monitoring and Reporting Program
$MMTCO_2E$	million metric tons of carbon dioxide equivalents
MOU	Memorandum of Understanding
mpg	miles per gallon

mph	miles per hour
MPO	Metropolitan Planning Organizations
MRZ	Mineral Resource Zone
MSCP	Multiple Species Conservation Program
$MTCO_2E$	metric tons of carbon dioxide equivalents
MTDB	Metropolitan Transit Development Boards
MTS	San Diego Metropolitan Transit System
mw	megawatt
MWD	Metropolitan Water District
NAAQS	national ambient air quality standards
NCCP	Natural Communities Conservation Plan
NCFUA	North City Future Urbanizing Area
NFRAP	No Further Remedial Action Planned
NHPA	National Historic Preservation Act
NO_2	nitrogen dioxide
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NPL	National Priority List
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
Notice	Notice to Proceed
O_3	ozone
OES	Office of Emergency Services
OHWM	Ordinary High Water Mark
OMDD	Otay Mesa Development District
OMR	Office of Mine Reclamation
OMTS	Otay Mesa Trunk Sewer
OWD	Otay Water District
OVRP	Otay Valley Regional Park
OVTS	Otay Valley Trunk Sewer
Pb	lead
PCB	polychlorinated biphenyls
PDO	Planned District Ordinance
PDP	Planned Development Permit
PEIR	Program Environmental Impact Report
PFFP	Public Facility Financing Plan
PM_{10}	particulate matter with an aerodynamic diameter of 10 microns or less
$PM_{2.5}$	particulate matter with an aerodynamic diameter of 2.5 microns or less
PMI	point of maximum impact
POE	Port of Entry
pph	person per household
ppm	parts per million
PRC	Public Resources Code
proposed CPU	Otay Mesa Community Plan Update
PUD	Public Utilities Department
RAQS	Regional Air Quality Standards
RCP	Regional Comprehensive Plan
RCRA	Resource Conservation and Recovery Act
RMP	Risk Management Plan
ROG	reactive organic gas
RPS	Renewables Portfolio Standard

RTP	Regional Transportation Plan
RWQCB	San Diego Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SBWRP	South Bay Water Reclamation Plant
SCAQMD	South Coast Air Quality Management District
SCIC	South Coastal Information Center
SCP	Sustainable Community Program
Scoping Plan	Climate Change Scoping Plan
SCS	Sustainable Communities Strategy
SDAB	San Diego Air Basin
SD&AE	San Diego and Arizona Eastern Railroad
SDAPCD	San Diego Air Pollution Control District
SDCWA	San Diego County Water Authority
SDFD	San Diego Fire-Rescue Department
SDG&E	San Diego Gas and Electric
SDPD	San Diego Police Department
SDSSS	San Diego Seismic Safety Study
SFHA	Special Flood Hazard Area
SIP	State Implementation Plan
SLIC	Spills, Leaks, Investigations, and Cleanups
SMARA	Surface Mining and Reclamation Act
SMGB	State Mines and Geology Board
SoCalGas	Southern California Gas
SR	State Route
SUHSD	Sweetwater Union High School District
SWF/LF	Solid Waste Facilities/Landfill Site
SWIS	Solid Waste Information System
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
SYSD	San Ysidro School District
TAC	toxic air contaminant
TCM	Transportation Control Measures
TCP	Traditional Cultural Properties
TDM	Transportation Demand Management
TIA	Traffic Impact Analysis
TMDL	Total Maximum Daily Load
TOD	Transit Oriented Development
UDC	Unified Disaster Council
URMP	Urban Water Management Plan
USC	United States Code
USDA	United States Department of Agriculture
U.S. EPA	United States Environmental Protection Agency
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
v/c	volume-to-capacity
VMT	Vehicle Miles Traveled

VOC	volatile organic compound
WMA	watershed management area
WMI	Watershed Management Initiative
WoS	Waters of the State
WoUS	Waters of the U.S.
WRMP	Water Resources Master Plan
WMP	Waste Management Plan
WSA	Water Supply Assessment
WSDRP	Water Shortage and Drought Response Plan
WURMP	Watershed Urban Runoff Management Plan

1.0 Introduction

This Program Environmental Impact Report (PEIR) has been prepared by the City of San Diego for the Otay Mesa Community Plan Update (CPU) in compliance with the California Environmental Quality Act (CEQA) of 1970 as amended (Public Resources Code [PRC], Section 21000 et seq.), and the CEQA Guidelines (California Code of Regulations [CCR], Title 14, Section 15000 et seq.). In addition, this PEIR has been prepared in accordance with City of San Diego Environmental Impact Report Guidelines (2005). The PEIR relies on the most recent City of San Diego Significance Determination Thresholds (January 2011d).

This PEIR addresses the environmental effects associated with adoption of an update to the 1981 Otay Mesa Community Plan; rezone ordinance to replace the Otay Mesa Development District (OMDD) with citywide zoning; Land Development Code (LDC) amendments and approval of an updated Public Facilities Financing Plan (PFFP). The CPU is a comprehensive update to the adopted plan and addresses substantial land use changes, both locally and regionally that have occurred over the past 25 years. The CPU is guided by the framework and policy direction in the City of San Diego General Plan (2008a) and reflects new citywide policies and programs from the General Plan for the CPU area. The CPU contains a land use plan and includes the following nine elements: Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services, and Safety; Recreation; Conservation; Noise; and Historic Preservation, along with a chapter pertaining to Implementation.

The CPU would refine and implement the general vision and goals as expressed in the General Plan for the CPU area. The CPU would provide detailed neighborhood-specific land use, development design guidelines, policies, and numerous other mobility and local guidelines, incentives, and programs in accordance with the goals stated in the General Plan.

In conjunction with the CPU, a rezone would rescind the existing Otay Mesa Development District (OMDD), and make development regulations consistent with citywide zoning classifications. Amendments to the City's LDC also would be necessary to create new and revised implementing zones, including two new Community Plan Implementation Overlay Zones (CPIOZs). The CPU would additionally serve as the basis for guiding a variety of other actions, such as parkland acquisitions, transportation improvements, and public facilities.

The City's Community Plan Preparation Manual indicates that the EIR for each community plan may tier off the EIR prepared for the General Plan (City of San Diego 2008a). Therefore, it was determined that this EIR would be prepared as a PEIR and incorporate by reference the Final PEIR for the General Plan (State Clearinghouse

No. 2006091032) in its entirety. The Final General Plan PEIR is available for review at the City's Development Services Department, located at 1222 First Avenue, San Diego, California 92101.

1.1 Discretionary Actions Required to Implement the Plan

Discretionary actions required to implement the CPU, and included as part of the project for purposes of this PEIR, include: adoption of the CPU, approval of a General Plan Amendment, rescission of OMDD and adoption of a rezone ordinance to replace the OMDD with citywide zoning, approval of the PFFP, and amendments to the City's LDC to create new and revised implementing zones, including two new Community Plan Implementation Overlay Zones (CPIOZs), a new International Business Trade (IBT) zone to implement the IBT land use category and a new Business Park Residential Permitted (BPRP) zone to implement the new BPRP land use designation. The CPU would also serve as the basis for guiding a variety of other future actions, such as parkland acquisitions, transportation improvements, and design and construction of required public facilities. Certification of the PEIR at a noticed public hearing (Process 5) and adoption of the MMRP would be required in conjunction with adoption of the CPU.

1.2 EIR Legal Authority

1.2.1 Lead Agency

The City of San Diego is the Lead Agency for the CPU pursuant to Article 4 (Sections 15050 and 15051) of the CEQA Guidelines. The Lead Agency, as defined by CEQA Guidelines Section 15367, is the public agency which has the principal responsibility for carrying out or approving a project. As Lead Agency, the City of San Diego's Development Services Department Environmental Analysis Section conducted an environmental review of the CPU and determined that a PEIR was required. The analysis and findings in this document reflect the independent judgment of the City.

1.2.2 Responsible and Trustee Agencies

Implementation of the CPU may require subsequent actions involving responsible and trustee agencies. Responsible agencies, as defined pursuant to CEQA Guidelines Section 15381, are public agencies that may have discretionary approval authority for a project, and include, but are not limited to the United States Army Corps of Engineers (USACE), United States Fish and Wildlife Service (USFWS), California Department of Transportation (Caltrans), San Diego Air Pollution Control District (APCD), San Diego

County Regional Airport Authority, and San Diego Regional Water Quality Control Board (RWQCB).

Trustee agencies are defined in Section 15386 of the CEQA Guidelines as state agencies that have jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California, including the California Department of Fish and Wildlife (CDFW). Discretionary approvals that may be required by these or other agencies are listed in Section 3.4.5.6 Future Actions.

A brief description of some of the primary responsible or trustee agencies that may have an interest in the CPU is provided below.

U.S. Army Corps of Engineers: The USACE has jurisdiction over development in or affecting the navigable waters of the United States, pursuant to two federal laws: The Rivers and Harbors Act of 1889 and the Clean Water Act, as amended. A "navigable water" is generally defined by a blue line as plotted on a United States Geological Survey (USGS) quadrangle map. Projects that include potential dredge or fill impacts to waters of the U.S. are subject to Section 404 of the Clean Water Act. Aggregate impacts to waters of the U.S. (defined as direct fill or indirect effects of fill) greater than one-half acre require a permit. All permits issued by the USACE are subject to consultation and/or review by the USFWS and the United States Environmental Protection Agency (U.S. EPA).

U.S. Fish and Wildlife Service: Acting under the federal Endangered Species Act (ESA), the USFWS is responsible for ensuring that any action authorized, funded, or carried out by a federal agency (such as the USACE) is not likely to jeopardize the continued existence of listed species or modify their critical habitat. Accordingly, the USFWS would provide input to the USACE as part of the Section 404 process.

Within areas covered by the City of San Diego's MSCP Subarea Plan, the role of the USFWS is limited with respect to species covered under the Subarea Plan. For species covered by the Subarea Plan, the USFWS has granted take authorization to the City for listed species in accordance with the requirements of the MSCP Implementing Agreement, executed between the City, the USFWS, and the CDFW in 1997. However, the City does not have "take" authority for any wetland species. In April 2010, the City relinquished coverage of seven vernal pool species under the City's Endangered Species Act, Section 10 Incidental Take Permit. The seven covered vernal pool species are: San Diego and Riverside fairy shrimp, Otay mesa mint, California Orcutt grass, San Diego button celery, San Diego mesa mint, and spreading navarettia. For future projects that are consistent with the City's MSCP, the City, therefore, has authority to grant permits for take of covered species and a separate permit is not required from the wildlife agencies. For listed species not included on the MSCP covered species list, the wildlife agencies retain permit authority. In addition, the USFWS along with CDFW must approve MHPA boundary line adjustments.

California Department of Fish and Wildlife: The CDFW has the authority to reach an agreement with an agency or private party proposing to alter the bed, banks, or floor of any watercourse/stream, pursuant to Section 1600 et seq. of the State Fish and Game Code. The CDFW generally evaluates information gathered during preparation of the environmental documentation, and attempts to satisfy their permit concerns in these documents. Where state listed threatened or endangered species not covered by the City's MSCP occur on a project site, the CDFW would be responsible for the issuance of a Memorandum of Understanding (MOU) to ensure the conservation, enhancement, protection, and restoration of state listed threatened or endangered species and their habitats. Along with the USFWS, the CDFW must approve any MHPA boundary line adjustments.

California Department of Transportation: The CPU area is bisected by two major freeway routes (i.e., State Route 905 [SR-905] and SR-125). Caltrans approval would be required for any encroachments into Caltrans right-of-way by future projects.

San Diego Air Pollution Control District: The County Board of Supervisors sits as the Board of the APCD, which is an agency that regulates sources of air pollution within the county. This is accomplished through an integrated monitoring, engineering, and compliance operation, each of which is a separate division and each is designed to protect the public from the adverse impacts of polluted air. The APCD would be responsible for issuing permits for construction and operation of future projects.

San Diego County Regional Airport Authority: The San Diego County Regional Airport Authority operates the airports and plans for the region's air transportation needs. The Airport Authority also serves as San Diego County's Airport Land Use Commission, responsible for land use planning concerning public safety surrounding airports. The Airport Authority updated the Brown Field Airport Land Use Compatibility Plan (ALUCP) in December 2010. As a responsible agency, the Airport Authority will review future development proposals within the CPU area and make "consistency determinations" with the provisions and policies with the ALUCP for Brown Field.

San Diego Regional Water Quality Control Board: The San Diego Regional Water Quality Control Board regulates water quality through the Section 401 certification process and oversees the National Pollutant Discharge Elimination System (NPDES) Permit No. CA 0108758, which consists of wastewater discharge requirements.

1.3 Purpose and Use of Program Environmental Impact Report (PEIR)

1.3.1 PEIR Purpose

The purpose of this PEIR is to:

- Inform governmental decision-makers and the public about the potential significant environmental effects of proposed activities;
- Identify the ways that environmental damage can be avoided or significantly reduced;
- Prevent significant, unavoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and
- Disclose to the public the reasons why a governmental agency approved a project in the manner the agency chose if significant environmental effects are involved.

1.3.2 Intended Uses of the PEIR

1.3.2.1 Inform and Disclose

As Lead Agency, the City has determined that a PEIR shall be prepared for the CPU pursuant to the CEQA Guidelines (Section 15168). This PEIR provides decision-makers, public agencies, and the public with detailed information about the potential significant adverse environmental impacts of the CPU. By recognizing the environmental impacts of the CPU, decision-makers will have a better understanding of the physical and environmental changes that would accompany the approval of the CPU. The PEIR includes recommended mitigation measures which, when implemented, would lessen impacts and provide the Lead Agency with ways to substantially lessen or avoid significant effects of the CPU on the environment, whenever feasible. Alternatives to the CPU are presented to evaluate alternative development scenarios that can further reduce or avoid significant impacts associated with the CPU.

1.3.2.2 Environmental Review for Future Actions

In accordance with CEQA Guidelines, a PEIR may serve as the EIR for subsequent activities or implementing actions, including future development of public and private projects, to the extent it contemplates and adequately analyzes the potential environmental impacts of those subsequent projects.

Subsequent implementing actions associated with the CPU may include, but are not limited to, amendments to the PFFP, rezoning, subdivision maps, specific plans, planned development permits, site development permits, development agreements, Multi-Habitat Planning Area (MHPA) boundary line adjustments, establishment of public facilities financing mechanisms, formation of community facilities districts, and infrastructure improvement plans.

In accordance with State CEQA Guidelines Section 15168(c), when subsequent activities within the CPU area are proposed, the Lead Agency will examine those activities to determine whether the effects have been adequately addressed in the PEIR. If the Lead Agency determines that the activity is within the scope of the program examined in the PEIR, that no effects not already examined in the PEIR could occur, and that no new information shows that new mitigation measures or alternatives are required, the agency may approve the activity as being within the scope of the PEIR, and no additional environmental documentation would be required [14 CCR 15168(c)(1)-(2)]. If the subsequent activities would have effects not analyzed in the PEIR, then further environmental review would be required pursuant to the CEQA Statues and Guidelines. The determination of the appropriate type of environmental documentation would be made by the Lead Agency. The PEIR may be used as a basis for future Initial Studies to evaluate potential impacts of future activities. In addition, it may be used as a first-tier EIR for later environmental documents, thereby focusing later review of projects on specific environmental effects of those projects that were not fully evaluated in the PEIR. It may also serve as a database for the environmental setting, cumulative impacts, project alternatives, and other sections of later, project-specific environmental documents. In this way, the PEIR will streamline and focus on future project-specific environmental documents on just those impacts that were not previously analyzed.

Community Plan implementation would require subsequent approval of public or private development proposals (referred to as “future development” in this PEIR) to carry out the land use plan and policies presented in the CPU. The process for accomplishing environmental review for individual future development projects would include submittal of additional information in accordance with the supplemental regulations of CPIOZ Type A to determine if biological, archaeological, or paleontological resources are present on a project site, or if a specific use exceeds the traffic generation threshold. If not, the project can proceed through the ministerial process. If a future action does not meet the CPIOZ Type A, then the project would be processed under CPIOZ Type B application which requires preparation of an initial study in accordance with CEQA to screen for consistency with the development regulations and the CPU, and to determine whether the potential impacts of the development were anticipated in the PEIR analysis. Depending on the conclusions of the initial study, a determination would be made as to whether the project is consistent and can rely on the PEIR or if a Negative Declaration, Mitigated Negative Declaration; or Addendum, Supplemental or Focused EIR would be required for the project.

Pursuant to State CEQA Guidelines Section 15168(c), the certified PEIR would satisfy CEQA requirements for subsequent activities if the following conditions can be met:

- Pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required (Section 15168(c)(2)); and
- All feasible mitigation measures or alternatives identified in the Program EIR will be incorporated (Section 15168(c)(3)).

Section 15162(a) of the State CEQA Guidelines allows a previous EIR to be used in approving a subsequent activity addressed in the previous EIR, as long as none of the following conditions apply:

- Substantial changes are proposed to the project which will require major revisions to the EIR due to the involvement of new significant impacts or a substantial increase in the severity of previously identified significant impacts (Section 15162(a)(1));
- Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions to the previous EIR due to the involvement of new significant impacts or a substantial increase in the severity of previously identified significant impacts (Section 15162(a)(2)); or
- New information of substantial importance is identified, which was not known and could not have been known at the time the original EIR was certified, and that information shows any of the following (Section 15162(a)(3)):
    - Project will have one or more significant effects not discussed in the original EIR (Section 15162(a)(3)(A));
    - Significant effects previously identified will be substantially more severe than identified in the previous EIR (Section 15162(a)(3)(B));
    - Mitigation measures or alternatives determined to be infeasible in the previous EIR would now be feasible, and the applicant declines to implement them (Section 15162(a)(3)(C)); or
    - Mitigation measures or alternatives, which are considerably different from those identified in the previous EIR, would substantially reduce one or more significant effects, and the applicant declines to implement them (Section 15162(a)(3)(D)).

Preparation of project-level technical studies may be required when certain conditions apply to project-specific activities under the CPU, as described in this PEIR and Mitigation Framework within Chapter 11, Mitigation, Monitoring, and Reporting Program (MMRP). Any required project-specific technical studies would be used to determine whether such activity is within the scope of the PEIR and whether the PEIR adequately describes the activity for CEQA purposes.

1.4 PEIR Review Process

The PEIR review process occurs in two basic stages. The first stage is the Draft PEIR, which offers the public the opportunity to comment on the document, while the second stage is the Final PEIR.

1.4.1 Draft PEIR

The Draft PEIR is distributed for review to the public and interested and affected agencies for a review period for the purpose of providing comments "on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided and mitigated" (Section 15204, CEQA Guidelines). In accordance with Sections 15085 and 15087 (a) (1) of the CEQA Guidelines, upon completion of the Draft PEIR a Notice of Completion is filed with the State Office of Planning and Research and notice of availability of the Draft PEIR is issued in a newspaper of general circulation in the area.

1.4.2 Final PEIR

Following the end of the public review period, the City will provide written responses to comments received on the Draft PEIR per CEQA Guidelines Section 15088 and will consider all comments in making its decision. Detailed responses to the comments received during public review, a Mitigation Monitoring and Reporting Program (MMRP), Findings of Fact, and a Statement of Overriding Considerations for impacts identified in the Draft PEIR as significant and unmitigable will be prepared and compiled as part of the PEIR finalization process. The culmination of this process is a public hearing where the City Council will determine whether to certify the Final PEIR as being complete and in accordance with CEQA. The Final PEIR will be available for public review at least 14 days before the public hearing in order to provide commenters the opportunity to review the written responses to their comment letters.

1.5 Scope, Content, and Organization

1.5.1 PEIR Scope and Content

The scope of analysis for this PEIR was determined by the City of San Diego as a result of scoping meetings during a public outreach process that began in 2002, and responses to the third Notice of Preparation (NOP) dated October 1, 2010. The NOP, associated responses, and comments made during the scoping meeting are included as Appendix A of this PEIR. Through these scoping activities, the CPU was determined to have the potential to result in the following significant environmental impacts:

- Land Use
- Visual Effects and Neighborhood Character
- Air Quality/Odor
- Biological Resources
- Historical Resources
- Human Health/Public Safety/Hazardous Materials
- Hydrology/Water Quality
- Geology/Soils
- Energy Conservation
- Noise
- Paleontological Resources
- Transportation/Circulation
- Public Services
- Utilities
- Water Supply
- Population and Housing
- Agricultural/Natural Resources
- Greenhouse Gas Emissions

The intent of the analysis section of this PEIR is to determine whether implementation of the CPU would have a significant effect on the environment through analysis of the issues identified during the scoping process. A significant effect on the environment is defined as a "substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project" (CEQA Guidelines Section 15382).

Pursuant to CEQA Guidelines Section 15126, all components of the CPU are considered in this PEIR when evaluating its potential impacts on the environment. Impacts are identified as direct or indirect, short-term or long-term, and assessed on a plan-to-ground basis. The plan-to-ground analysis addresses the changes or impacts that would result from implementation of the CPU compared to existing ground conditions.

1.5.2 Type of EIR

This Program EIR contains a programmatic level analysis of the CPU described in Section 3.0, Project Description. Pursuant to Section 15168 of the State CEQA Guidelines, a Program EIR is prepared on a series of actions that can be characterized as one large project and related either:

- Geographically,
- As logical parts in the chain of contemplated actions,
- In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or

- As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

In accordance with CEQA, this PEIR examines the environmental impacts of the CPU, which entails a series of actions. The combined actions that would result from implementation of the plan can be characterized as one large project for the purpose of this study and will be used, to the extent feasible, to avoid duplicative review. Consequently, the PEIR focuses primarily on the physical changes in the environment that would result from implementation of the CPU, including all phases of planning, as well as anticipated general impacts that could result during future construction and operational activities.

1.5.3 PEIR Organization

1.5.3.1 Chapter Summary

The chapter organization and content of this PEIR follow the direction in the City's EIR Guidelines. A brief overview of the various sections of this PEIR is provided below:

- **Executive Summary.** Provides a summary of the PEIR, a brief description of the CPU, identification of areas of controversy, and inclusion of a summary table identifying significant impacts, proposed mitigation measures, and impact rating after mitigation. A summary of the analyzed alternatives and comparison of the potential impacts of the alternatives with those of the CPU is also provided.

- **Section 1.0, Introduction.** Contains an overview of the legal authority, purpose, and intended uses of the PEIR, as well as its scope and content. It also provides a discussion of the CEQA environmental review process, including public involvement.

- **Section 2.0, Environmental Setting.** Provides a description of the regional context, location, and existing physical characteristics and land use at the CPU. Available public infrastructure and services, as well as relationship to relevant plans, is also provided in this section.

- **Section 3.0, Project Description.** Provides a detailed discussion of the CPU, including background, objectives, key features, and environmental design considerations. The discretionary actions required to implement the CPU, and a chronicle of project changes, are also included.

- **Section 4.0, History of Project Changes.** Describes the physical changes that have been made to the CPU in response to environmental concerns raised during review of the project.

- **Section 5.0, Environmental Analysis.** Provides a detailed evaluation of potential environmental impacts for several environmental and land use issues. Section 5.0 begins with the issue of land use, followed by the remaining issues. Each environmental issue area includes: a description of the existing conditions and regulations relevant to each environmental topic; presentation of threshold(s) of significance for the particular issue area under evaluation, based on the City's 2011 Significance Determination Thresholds; identification of an issue statement; an assessment of any impacts associated with implementation of the CPU; a summary of the significance of any project impacts; mitigation measures to avoid or reduce potentially significant adverse environmental impacts; and a conclusion of significance after mitigation for each significant issue area.

- **Section 6.0, Cumulative Impacts.** Identifies the impact of the CPU in combination with other planned future development in the region.

- **Section 7.0, Growth Inducement.** Evaluates the potential influence the CPU may have on economic or population growth within the CPU area as well as the region, either directly or indirectly.

- **Section 8.0, Effects Found Not to Be Significant.** Identifies all of the issues determined in the scoping and preliminary environmental review process to be not significant, and briefly summarizes the basis for these determinations.

- **Section 9.0, Significant Unavoidable Environmental Effects/Significant Irreversible Environmental Changes.** Discusses any significant unavoidable cumulative impacts of the CPU, including significant direct project impacts that can be reduced to below a level of significance through implementation of the recommended mitigation measures; those that can be mitigated but not reduced to below a level of significance; and those which would remain significant and unavoidable even after project mitigation. This section also describes the potentially significant irreversible changes that may be expected with development of the CPU and addresses the use of nonrenewable resources during its construction and operational life.

- **Section 10.0, Alternatives.** Section 10.0 includes a discussion of alternatives which could avoid or reduce potentially significant environmental impacts associated with implementation of the CPU. Alternatives addressed in the EIR include a No Project Alternative, a Reduced Biological Impacts Alternative, and a Reduced Density Alternative. Pursuant to the CEQA Guidelines, the adopted 1981 community plan (as amended to reflect implementation of Precise Plans and the MSCP) represents the No Project Alternative. These alternatives provide the range of alternatives, which will enable the decision makers to select any one of the alternatives or a hybrid of them.

- **Section 11.0, Mitigation Monitoring and Reporting Program.** Documents all the mitigation measures identified in the PEIR and required as part of the CPU.
- **Section 12.0, References Cited.** Lists all of the reference materials cited in the PEIR.
- **Section 13.0, Individuals and Agencies Consulted.** Identifies all of the individuals and agencies contacted during preparation of the PEIR.
- **Section 14.0, Certification Page.** Identifies all of the agencies, organizations, and individuals responsible for the preparation of the PEIR.

1.5.3.2 Technical Appendices

Technical reports, used as a basis for much of the environmental analysis in the PEIR, have been summarized in the PEIR, and are included as appendices to this PEIR. The technical reports and their location in the PEIR are listed in the table of contents.

1.5.3.3 Incorporation by Reference

An extensive base of environmental review is relevant to the PEIR for the CPU. These documents are listed below. They are hereby incorporated by reference in their entirety and are available for review at the City of San Diego's Development Services Department, 1222 First Avenue, San Diego, CA 92101.

- City of San Diego General Plan (2008) and Strategic Framework Element (2002)
- Final Program EIR for the City of San Diego General Plan (2008) (SCH #2006091032)
- Strategic Framework Plan Final EIR (SCH #2001061069)
- Housing Element (FY 2013-2020)
- Otay Mesa Community Plan and Final PEIR (April 1981)
- MSCP Subarea Plan (1997)
- State Route 905 Final EIS/EIR (SCH # 95031031)
- Otay Mesa Trunk Sewer Final EIR (SCH #2004071167)
- Otay Valley Regional Park Trails Project MND (SCH #2006041064)
- Program EIR for the Otay Water District Water Resources Master Plan Update (SCH #2008101127)
- Precise Plans (California Terraces, Dennery Ranch, Hidden Trails, Riviera Del Sol, Remington Hills, Robin Ridge, Santee Investments, Otay International Center)

2.0 Environmental Setting

2.1 Regional Context

The CPU area encompasses approximately 9,300 acres located in the southeastern portion of the City of San Diego just north of the United States International Border with Mexico (Figure 2-1). Multiple jurisdictions govern land surrounding Otay Mesa, including but not limited to City of San Diego, City of Chula Vista, County of San Diego, and City of Tijuana, Baja California, Mexico. Additionally, federal and state facilities exist within and adjacent to the CPU area (Figure 2-2). As described below, the topography, land use, transportation, and infrastructure are entwined among these jurisdictions.

2.2 Project Location

The CPU area is bounded by the Otay River Valley and the City of Chula Vista on the north; an unincorporated area of San Diego County to the east; the U.S. International Border and the City of Tijuana on the south; and Interstate 805 (I-805) on the west. The communities of San Ysidro, Otay Mesa-Nestor, and the Tijuana River Valley in the City of San Diego are located west of the CPU area (see Figure 2-2). In addition, the Nakano property, which is located in the most northwestern corner of Otay Mesa, south of the Otay River Valley is not a part of the CPU. This property is within the City of Chula Vista's land use authority, but is shown on figures throughout the PEIR for context and is delineated with dashed lines.

2.3 Existing Physical Characteristics

The environmental setting of the CPU area is briefly described below. Section 5.0 of this PEIR provides additional, more specific information relating to Otay Mesa's current environmental and regulatory setting pertaining to agriculture, mineral resources, air quality, biological resources, historical resources, land use, transportation, visual and neighborhood character, geology/soils, hazards, hydrology, noise, paleontological resources, population and housing, public services and facilities, utilities, water supply, and water quality.

FIGURE 2-1

Regional Location of Otay Mesa Community Plan Area

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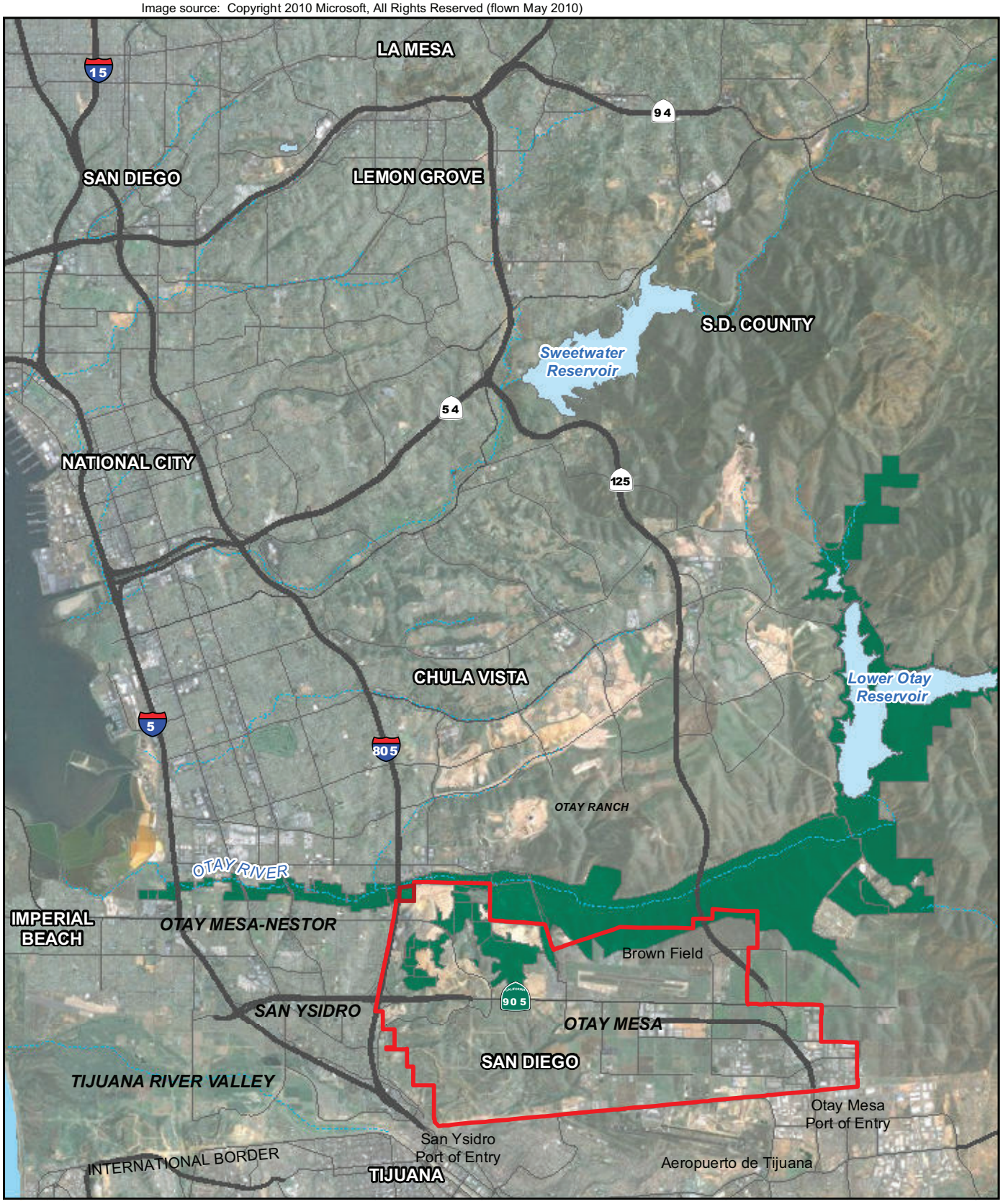

FIGURE 2-2
Regional Context of
Otay Mesa Community Plan Area

2.3.1 Geography/Topography

Otay Mesa is characterized as a flat mesa or “tableland” broken by irregular bluffs and canyons, along with smaller finger canyons that drain north into the Otay River Valley and south to the Tijuana River. The Otay River flows from the San Miguel Mountains to the west through Upper and Lower Otay reservoirs and empties into the San Diego Bay. The Otay River floodplain is located just north of the CPU area (Figure 2-3). The moderate slopes of the Otay River Valley become steep bluffs near the mesa inside the CPU area. Several major canyons, such as O'Neal, Johnson, and Dennery, drain into the Otay River. Moody Canyon and Spring Canyon serve as the major drainage system into the Tijuana River to the southwest. The Tijuana River flows mainly through Mexico, crosses the border into the City of San Diego, and empties into the Pacific Ocean in an estuary in the City of Imperial Beach. The Tijuana River Watershed Urban Runoff Management Program (County of San Diego 2008) and San Diego Bay Watershed Urban Runoff Management Program (San Diego Unified Port District 2008) addressed threats to water quality and beneficial uses. (See Section 5.7 for further discussion of hydrology and water quality and an exhibit of the watersheds.)

As described above, Otay Mesa is characterized by flat terrain cut by canyons that drain either north to the Otay River or south to the Tijuana River. The CPU area gradually increases in elevation from approximately 330 feet above mean sea level (AMSL) at the west side to more than 600 feet AMSL at the east side. Steeply sloping canyons rim the mesa on the north (O’Neal, Johnson, and Dennery) and west (Moody, Spring). In addition, several finger canyons are offshoots to these major canyons and further dissect this area. The eastern portion of the CPU area is characterized by low gently rolling hills that increase in elevation (Figure 2-4).

2.3.2 Land Use

2.3.2.1 On-site Land Use

Existing land uses in the CPU area include residential communities in the northwest portion of the CPU area and a few dispersed residences throughout the CPU area. Brown Field, a general aviation airport operated by the City of San Diego, is situated in the central portion of the CPU area north of Otay Mesa Road and SR-905. Industrial/commercial uses and automobile salvage yards are concentrated in an area west of Brown Field. The International Border with Mexico and Otay Mesa Point of Entry (POE) are located in the southeast portion of the CPU area. Other institutional uses include the San Ysidro High School and elementary and middle schools in the northwestern portion of the CPU area. Southwestern College operates a new Higher Education Center in the southeast portion of the CPU area.

Image source: Copyright 2010 AerialsExpress, All Rights Reserved (flown March 2010)

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FIGURE 2-3
Aerial Photograph

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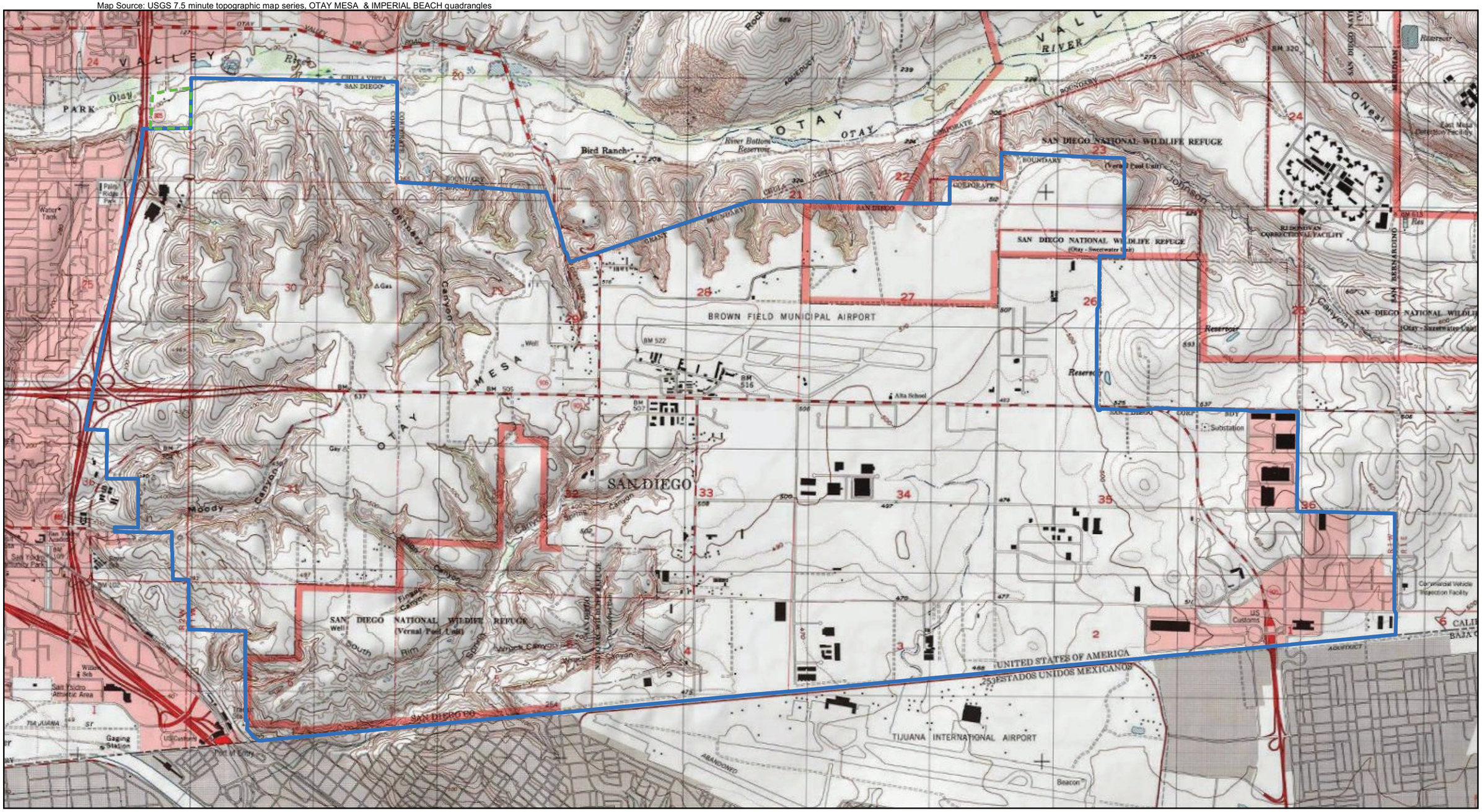
Map Source: USGS 7.5 minute topographic map series, OTAY MESA & IMPERIAL BEACH quadrangles



Otay Mesa Community Plan Boundary

Not A Part

San Diego National Wildlife Refuge Boundary

FIGURE 2-4

Otay Mesa Community Plan Area Location on USGS Map

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Historically, Otay Mesa was used for agriculture and livestock grazing purposes. However, developments such as the maquiladora program in the 1960s and opening of the POE in 1985 have contributed toward the changing land use in Otay Mesa over the past few decades. The maquiladora program allows manufacturing plants in Mexico to import raw material and parts from the U.S. and then export products, relying on lower-cost Mexican labor for assembly and manufacturing of goods (subsequently further influenced by the North American Free Trade Agreement (NAFTA) ratification and implementation). Businesses in the United States serve as a base of operations for maquiladora industries. This has contributed to the economic development of the San Diego-Tijuana region.

A significant number of the industrial establishments provide critical support to more than 700 production-sharing companies in Tijuana, including electronic, automotive, furniture, and medical supplies. In addition, some non-Mexico-related manufacturers and distributors have begun relocating to Otay Mesa from other parts of southern California because of the comparatively lower land costs and industrial lease rates. Recent examples include Factory-2-U, Crower Cams & Equipment, Coast Citrus, Trepco West, Golden Oak Furniture, and NASSCO.

The opening of the Otay Mesa POE in 1985 further enhanced trade in Otay Mesa when northbound commercial traffic was directed to the Otay Mesa POE. After the Mexican government decided in 1994 to move all southbound commercial cargo to the Otay Mesa POE, the Otay Mesa POE became the largest commercial land crossing between California and Mexico and handles the third largest volume of trucks with more than 1.4 million truck crossings per year along the United States–Mexico border. The Otay Mesa POE is the twenty-fifth busiest port in the United States. This movement of goods and truck traffic has an important influence on the development of industry and transportation patterns in the area.

To help meet future growth in the area, a new Otay Mesa East POE and SR-11 freeway link are planned to be located in the unincorporated area of the county about 2 miles to the east of the Otay Mesa POE. With an anticipated opening in 2015, this new POE will provide an alternate entry for commercial traffic that currently is limited to the Otay Mesa POE.

There are two airports of regional importance in the Otay Mesa area: Brown Field in the City and General Abelardo L. Rodriguez International Airport in Tijuana. Brown Field is a general aviation airport and serves as a POE for private aircraft entering the U.S., as well as a base for Customs and Border Protection aerial patrols of the border. Brown Field is owned and operated by the City of San Diego and is located in the CPU area. General Abelardo L. Rodriguez International Airport, operated by a private Mexico-based company, is a passenger and cargo airport located just south of the International Border in Mexico.

Although Otay Mesa has primarily been associated with the POE and industrial businesses (as described above) that comprise much of the central and eastern portion of the community, Otay Mesa has also seen a significant growth in its residential population within the last decade. From 2000 to 2010, the total residential population of Otay Mesa increased from 1,740 to 13,446 and now comprises approximately one percent of the City's population of 1.3 million residents. This significant population increase has been the result primarily of single-family residential development in the western portion of the community. The developments in the western portion of the CPU area have been implemented via seven precise plans and one Planned Residential Development Permit (approved since 1981), as illustrated on Figure 2-5, and described below:

- **California Terraces** Precise Plan comprises approximately 665 acres within the northwest portion of Otay Mesa. At buildout, California Terraces will contain 4,002 residential dwelling units and approximately 20 acres of commercial development.

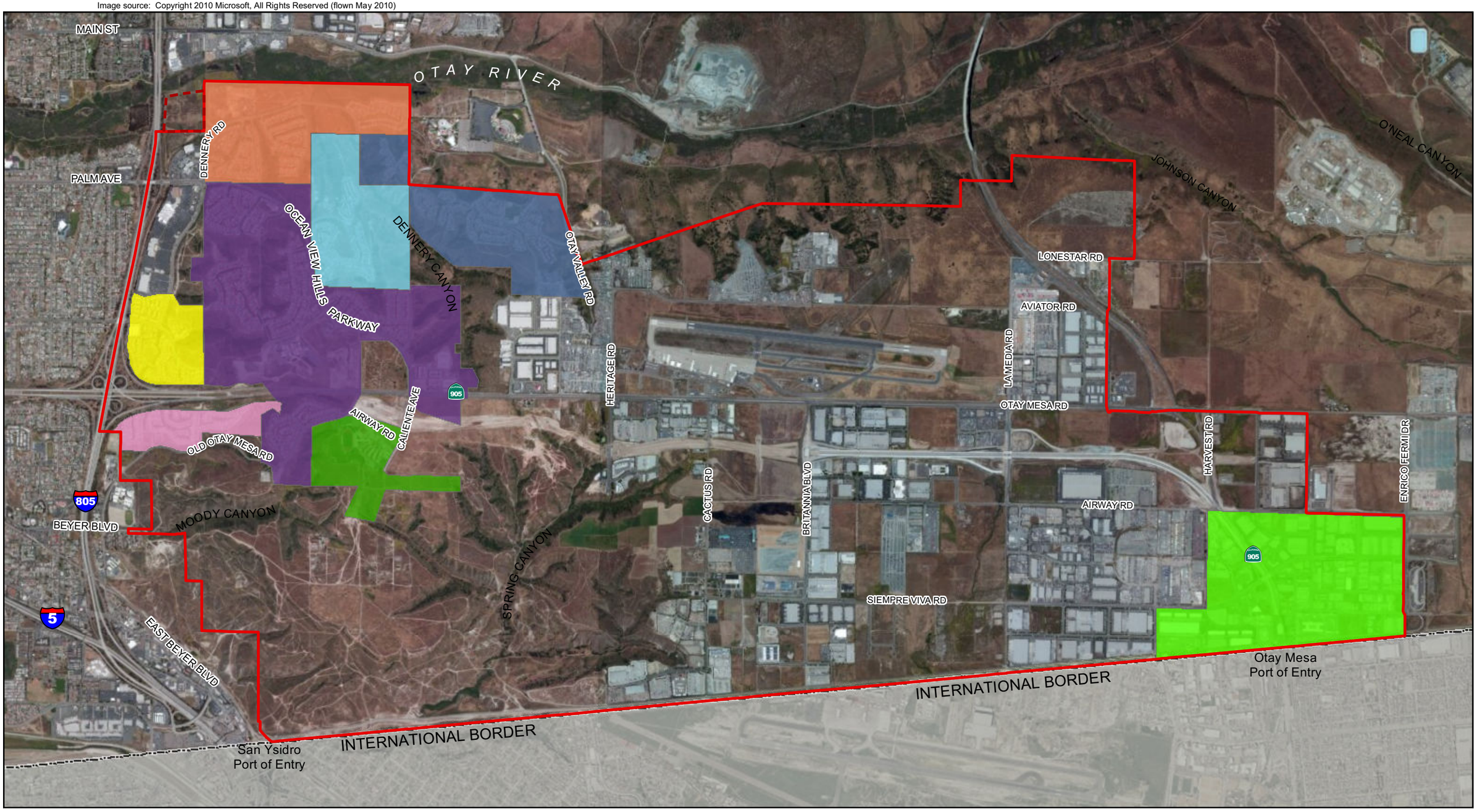
- **Dennery Ranch** is the northern-most precise plan within Otay Mesa. The approximately 268-acre site is located east of I-805 and north of Palm Avenue. The plan allows for the development of 509 single-family and 820 multi-family residential dwelling units.

- The **Hidden Trails** Precise Plan area is comprised of approximately 208 acres that is bounded by the Dennery Ranch Precise Plan area to the north, the Robinhood Ridge Precise Plan area to the east, and the California Terraces Precise Plan area to the south and west. The plan allows for the development of 205 single-family and 224 multi-family dwelling units.

- The **Riviera Del Sol** Precise Plan is located to the west of California Terraces and south of the Palm Plaza Walmart, totaling 103.6 acres of development. There are 123 single-family and 630 multi-family residential dwelling units in Riviera Del Sol developed across 79 acres. The Precise Plan also designates 3 acres for industrial use, which is occupied by a self-storage facility along the plan's western edge. The remaining acreage is dedicated for parks and open space.

- **Remington Hills** is located south of Riviera Del Sol and south of SR-905. Through a Planned Residential Development Permit, the approximately 100-acre area is developed with 252 single-family residential dwelling units.

Image source: Copyright 2010 Microsoft, All Rights Reserved (flown May 2010)



Otay Mesa Community Plan Boundary
Not A Part

Adopted Precise Plan Areas

- California Terraces
- Dennery Ranch
- Hidden Trails
- Otay International Center
- Remington Hills
- Riviera Del Sol
- Robinhood Ridge
- Santee Investments

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FIGURE 2-5

Adopted Precise Plan Areas

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- The **Robinhood Ridge** Precise Plan area comprises 278 acres located directly north of the Otay Corporate Center. The plan includes 486 single-family and 433 multi-family residential dwelling units, as well as a 6-acre park site, approximately 3 acres of commercial land, and approximately 5 acres of industrial lands.

- The **Santee Investments** Precise Plan area is located south of the SR-905 and encompasses approximately 130 acres. The residential and commercial components of the plan have not been developed, while the approximately 47-acre site for the senior high school is developed and operating as San Ysidro High School.

- The **Otay International Center** Precise Plan located in the POE area surrounds the Otay Mesa International Border crossing station. The Otay International Center consists of industrial and commercial development on approximately 470 acres situated adjacent to the Mexico border in the south-central portion of the CPU.

While development has been occurring in the CPU area, many parcels still remain vacant. The pace and sequence of development envisioned by the adopted community plan has not been realized, as industrial uses have been slower to develop with many interim uses occurring. Residential development in the western portion of the CPU area has increased more rapidly in recent years. Overall, land use in the CPU area consists of a mixture of business, industrial, warehousing, manufacturing, residential, open space, agriculture, and public facilities. Existing land uses are described in Section 5.1, Land Use, illustrated on Figure 5.1-1 and enumerated in Table 5.1-1. Prior to adoption of the MSCP, projections in the adopted community plan estimated 18,200 housing units and 40,000 industrial-related jobs (City of San Diego 1981). The MSCP reduced the estimated units to approximately 12,400. According to current estimates (2012), the CPU area contained a resident population of 15,323 with 2,745 single dwelling units and 1,468 multiple dwelling units (San Diego Association of Governments [SANDAG] 2012b).

Most of the undeveloped areas within the CPU area designated for development are currently zoned for agricultural uses (A-1-10) with the exception of Brown Field, which is unzoned. Small areas are zoned for residential use (R-1-5) and various commercially zoned areas are located in the western portion of the CPU area.

2.3.2.2 Surrounding Land Use

The communities of Otay Mesa-Nestor and San Ysidro are adjacent to the CPU area's western border. Much of the development in proximity to the CPU is single-family residential.

Much of the CPU area's northern border is located in the Otay Valley Regional Park (OVRP). The OVRP extends about 13 miles inland from the southeastern edge of the salt ponds at the mouth of the Otay River, through the Otay River Valley, to the land surrounding both Lower and Upper Otay lakes. The City of Chula Vista lies beyond the OVRP to the north of the CPU.

Land to the east of the CPU area is within the unincorporated area of San Diego County and is mostly undeveloped. Located on 780 acres of unincorporated land northeast of the CPU area, in the County of San Diego, is the Richard J. Donovan Correctional Facility, a state-operated medium-high security facility. Also located in the vicinity is a County-operated detention facility.

To the south of the CPU area is the International Border and the City of Tijuana, Baja California, Mexico.

2.3.3 Transportation

2.3.3.1 Freeways and Regional Access

Three highways provide regional access to the CPU area, along with a fourth highway, currently being planned. Currently, I-805 on the western border of the CPU area provides access in a north/south direction to Otay Mesa. The South Bay Expressway is an extension of SR-125 from SR-54 in Spring Valley to SR-905 in Otay Mesa. The South Bay Expressway operates as a toll road under SANDAG. SR-905 connects the Otay Mesa POE with regional freeways I-5 and I-805. In concert with the future Otay Mesa East POE, Caltrans is planning for SR-11, a four-lane freeway which would connect the future Otay Mesa East POE with SR-905 and SR-125. In Mexico, this corridor would connect the new POE to the Tijuana-Tecate and Tijuana-Ensenada free and toll roads. The new POE and 3-mile four-lane segment of SR-11, which connects the U.S./Mexico border to SR-905, is scheduled to be completed in 2015.

2.3.3.2 Roadways

The CPU area's basic grid system consists of several major corridors that provide transit, connect activity centers, and service the Otay Mesa POE. The major north-south corridors include Britannia Boulevard and La Media Road, which are designated truck routes that service the international industries and the POE on a daily basis. The east-west major corridors include Otay Mesa Road, Airway Road, and Siempre Viva Road. Airway Road is considered the spine of the community, currently providing two discontinuous east-west segments for Otay Mesa that incorporate transit and bike routes to service the residential and workforce population of Otay Mesa. Otay Mesa Road is a busy six-lane street that parallels SR-905. Beyond the major corridor system, the existing network follows a development pattern that incorporated pocketed

neighborhoods throughout the canyon systems in the northwestern portion of the CPU area.

2.3.3.3 Alternative Transportation

Otay Mesa is currently served by Metropolitan Transit System (MTS) local bus service routes 933/934 in the northwestern CPU area and 905/905A along Otay Mesa Road, Britannia Boulevard, Airway Road, and Siempre Viva Road. MTS also provides trolley service along I-5 to the west of the CPU area.

In addition to MTS service, bikeways and pedestrian sidewalks exist within CPU area. There are existing bikeways along Old Otay Mesa Road, portions of SR-905, Dennery Road, Ocean View Hills Parkway, Del Sol Boulevard, portions of Siempre Viva Road, Heinrick Hertz, Paseo de las Americas, a portion of Enrico Fermi Drive, and Roll Drive within the CPU area. Sidewalks exist within the residential developments in the western CPU area, and are located along some commercial and industrial property frontages. Informal trails exist throughout the CPU area; however, these trails are not designated and often are on private property.

2.3.4 Historical Resources

Habitation sites, temporary camps, lithic scatters, quarry, shell middens, and non-sites are resource types defined for the CPU. Three of these site types dominate the CPU area: habitation sites, artifact scatters/temporary camps, and lithic scatters. There are a total of 262 historic and prehistoric sites/structures recorded within the CPU area boundaries. Seven of the 262 recorded structures/sites within the CPU have been designated as Historical Landmarks by the City of San Diego Historical Resources Board (HRB). In addition, there are 56 isolates filed at the South Coast Information Center (SCIC). These isolates consist of one or two prehistoric artifacts. There is no evidence of a sacred site or burial within the CPU area and there are no known human remains in the CPU area.

2.3.5 Biological Resources

Undeveloped portions of the CPU area are part of a diverse biological area containing habitats of limited distribution, supporting endangered and threatened plant and animal species. There are 13 vegetation communities and land cover types present in the CPU area: riparian scrub, freshwater marsh, vernal pool, basin with fairy shrimp, coastal sage scrub, native grassland, maritime succulent scrub, non-native grassland, southern mixed chaparral, developed/ornamental, disturbed, agriculture, and eucalyptus woodland. Vernal pools, which are highly specialized habitat that support sensitive species, are found in portions of the CPU area. The canyon areas contain maritime succulent scrub and coastal sage scrub vegetation communities which are also of limited distribution in

the region. These canyons serve as wildlife corridors that form a network extending to the Otay River Valley, a biological resource of regional importance. For the most part, the canyons are part of the City's MHPA. Sensitive resources in the CPU area are described in Section 5.4.

2.3.6 Geology and Paleontology

Based on review of published geologic documents and geotechnical reports, and soil and geologic features observed during the field reconnaissance, the CPU area is underlain by three surficial soil deposits and three geologic formations. The geologic formations include Pleistocene Very Old Paralic Deposits (formerly the Lindavista Formation), Upper Pliocene San Diego Formation, and Pliocene Otay Formation. The surficial soils include artificial fill (unmapped), topsoil/colluvium (unmapped), and alluvium.

Large complex landslide deposits have been mapped along the southwest, west, and northwest edges of Otay Mesa, and on both sides of the International Border with Mexico. Suspected landslides, inferred from topography, along canyon sidewalls were also mapped during field reconnaissance. The Very Old Paralic Deposits geologic formation has moderate paleontological resource sensitivity. Both the San Diego and Otay formations have high paleontological resource sensitivity. Other soils found in the CPU area (undocumented fills, topsoil, slopewash, and alluvium) are considered to have a low potential for paleontological resources.

2.3.7 Drainage

Most of the CPU area drains to the south across the border with Mexico and eventually into the Tijuana River. A small portion flows north into the Otay River, and the far western part of the CPU area flows to the west through San Ysidro and then into the Tijuana River. The CPU area is subdivided into five drainage areas, which includes all of the CPU area except for the far northwest portion, which is fully developed. The drainage area boundaries are not well defined because much of the CPU area is very flat. There are very few defined natural drainage paths, with much of the runoff sheet flowing across the CPU area. The five drainage areas which comprise the CPU area, and their approximate acreages, are listed below:

- West Perimeter Drainage Area (258 acres)
- West Drainage Area (2,190 acres)
- North Perimeter Drainage Area (590 acres)
- East Drainage Area (3,864 acres)
- Border Crossing Drainage area (223 acres)

The existing drainage system throughout the CPU area is a combination of storm drains, improved channels, and detention basins, which in many areas discharge to natural drainages.

2.3.8 Water Quality

According to the 2010 State Impaired Water Bodies 303(d) List of Water Quality Limited Segments, several impaired water bodies exist with the CPU area. The Tijuana River Basin 911.1 is listed as an impaired water body for eutrophic, indicator bacteria, low dissolved oxygen, pesticides, phosphorus, sedimentation/siltation, selenium, surfactants, solids, synthetic organics, total nitrogen, toxicity, trace elements, and trash. The Otay River Basin 910.2 is listed as an impaired water body for chloride, sulfates, total dissolved solids, selenium, and toxicity.

2.3.9 Air Quality/Climate

The CPU area is located in the San Diego Air Basin (SDAB) about 6 miles east of the Pacific Ocean. The CPU area, like the rest of San Diego County's coastal areas, has a Mediterranean climate characterized by warm, dry summers and mild, wet winters. The dominant meteorological feature affecting the region is the Pacific High Pressure Zone, which produces the prevailing westerly to northwesterly winds. These winds tend to blow pollutants away from the coast toward the inland areas. Consequently, air quality near the coast is generally better than that which occurs at the base of the coastal mountain range.

The CPU area is currently a source of anthropogenic greenhouse gases, with emissions generated by vehicular traffic and by the energy use, water use and solid waste disposal practices of the existing buildings.

2.4 Infrastructure and Public Services

2.4.1 Water and Sewer Infrastructure

The primary wholesale water supplier to the southern California metropolitan area is the Metropolitan Water District (MWD) of Southern California. Within San Diego County, the San Diego County Water Authority (SDCWA) is the regional wholesaler to the various retail water agencies, including the City of San Diego and Otay Water Districts. The City of San Diego Public Utilities Department (PUD) provides water to the western portion of the CPU area. The eastern section of the CPU area is served by the Otay Water District (OWD), which also supplies water in the unincorporated areas of the County and in the City of Chula Vista. (See Sections 5.14 and 5.15, Utilities and Water Supply, respectively, for additional information and exhibit of service areas.)

The OWD Water Resources Master Plan (WRMP) outlines a comprehensive program for the orderly and phased development of potable and recycled water supply, storage, transmission, and distribution through ultimate buildout of the land within the OWD, according to local land use approvals and planning. The improvement identified in the WRMP consist mostly of pipelines, reservoirs, and pump stations that are needed based on population projections, OWD criteria for the adequacy of facilities, and specific development plans in the OWD's service area. The OWD water model was updated in November 2010 as part of the 2010 WRMP Update to include increased potable water demands from the CPU. The WRMP Update determined that the increased potable water demands associated with the CPU would not warrant transmission main upgrades above those previously identified for the forecasted growth in the area.

The City PUD is responsible for wastewater service within the CPU area. Wastewater service to the CPU area is currently provided through the Otay Mesa sewer collection system via the Otay Mesa Trunk Sewer, the Otay Valley Trunk Sewer (OVTS) system, and Metropolitan Sewerage System (Metro). The Metro facilities include the San Ysidro Interceptor, the South Metro Interceptor, and the City's wastewater treatment facilities. The Otay Mesa Trunk Sewer has been planned for expansion to accommodate growth in the CPU area.

The wastewater from the eastern portion of the Otay Mesa Drainage Basin is currently collected via sewer pipelines ranging from 6 to 33 inches and conveyed to a 30-inch main in Siempre Viva Road. The 7.3-mile-long OVTS conveys flows from Heritage Road, along Otay Valley Road, to I-805, along local roads to the South Metro Receptor. The OVTS bottleneck in Heritage Road has a capacity of 4.3 million gallons per day (mgd) and is nearing capacity.

The Otay Mesa Trunk Sewer (OMTS) has been partially constructed to relieve the OVTS capacity. Currently the OMTS includes the 27- and 30-inch gravity sewer in Siempre Viva Road that is pumped to the OVTS on an interim basis via Pump Station 23T. In addition, a 42-inch gravity sewer in Old Otay Mesa Road connects to a 10-inch main in Old Otay Mesa Road on an interim basis. SR-905 includes pipeline sleeves at Cactus Road to allow for future upgrades of this system.

2.4.2 Public Services

Existing public facilities, including parks, recreation centers, libraries, schools, fire, and police, serve the project area. The following provides a brief discussion of the existing and planned services and facilities that serve the community. The locations and capacity of these facilities are discussed in more detail in Section 5.13, Public Services and Facilities.

2.4.2.1 Fire Protection Services

Fire protection services for the CPU area are provided by the City of San Diego Fire-Rescue Department (SDFD). SDFD Fire Station Number (No.) 43, located on the eastern end of Brown Field at 1590 La Media Road, serves the eastern portion of the plan area. As of 2011, the western portion of the community, north of I-905, is served by Fire Station No. 6, located in the adjacent Otay Mesa-Nestor community planning area. The remaining portion of the CPU area, south of I-905, is served by Fire Station No. 29, located in the San Ysidro community planning area. In addition, the CPU identifies the planned construction of Fire Station No. 49, which would provide emergency response coverage to the west end of the CPU area. Each fire station is equipped with at least one engine and four firefighters per day, per shift. In addition, Emergency Medical Services of the SDFD has ambulances, paramedics, and emergency medical technicians who respond to emergency calls.

A fire services deployment planning study was prepared for the City to further refine the findings of the Regional Fire Service Deployment Study conducted for the County of San Diego, analyze whether the SDFD performance measures are appropriate and achievable given the risks, topography and special hazards to be protected in the City, and review existing SDFD deployment staffing models for efficiency and effectiveness and determine how and where alternative deployment and staffing models could be beneficial to address current and projected needs (Citygate Associates LLC 2011).

2.4.2.2 Police Protection Services

Police services for the CPU area are provided by the City of San Diego Police Department (SDPD). The CPU area is within Beat 713 of the Southern Division. The Southern Division is located at 1120 27th Street and serves the neighborhoods of Otay Mesa, Otay Mesa West, Tijuana River Valley, San Ysidro, Border, Egger Highlands, Nestor, Palm City, and Ocean Crest. There are 84 sworn personnel at the Southern Division and 1 civilian employee. The current patrol strength is 79 uniformed officers. The SDPD does not staff individual stations based on population ratios. The current citywide staffing goal and budgeted staffing ratio for police officers to population is 1.48 officers per 1,000 residents.

2.4.2.3 Schools

Three school districts serve the CPU area: the Sweetwater Union High School District, the San Ysidro School District, and the Chula Vista Elementary School District. As of 2013, there are four schools operating within the CPU area: Ocean View Hills School (K-8), Vista Del Mar Elementary School (opened in 2012, K-5), San Ysidro High School (grades 9-12), and Southwestern Community College Higher Education Center. San Ysidro Middle School (grades 6-8) and Beyer Elementary School (K-5) are located

outside of the CPU area to the west, but those living in the CPU area may attend these schools.

2.4.2.4 Library Services

The City operates a central library located in downtown San Diego and 34 branch libraries in neighborhoods throughout the City. There are currently no branch libraries within the CPU area. Primary library service is provided by the Otay Mesa-Nestor Branch Library located at 3003 Coronado Avenue, west of I-805. This library is 15,000 square feet. Library service is also provided by the San Ysidro Branch Library, located at 101 W. San Ysidro Boulevard.

2.4.2.5 Parks and Recreation

The City's Park and Recreation Department maintains more than 40,000 acres of developed and undeveloped open space and parkland categorized as population-based parks, resource-based parks, and open space. As of 2012, there are 2,678 acres combined of parkland and open space (98 and 2,580 acres, respectively) within the CPU area. This acreage is comprised of neighborhood, community, and resource-based parks, as well as open space lands which provide recreation opportunities, as discussed below.

Currently, there are two existing neighborhood parks within the CPU area: Vista Pacifica and Ocean View Hills. Vista Pacifica is a 6.9-acre park located in the Robinhood Ridge Precise Plan area of the CPU. Ocean View Hills is a 5.1-acre park located on Ocean View Hills Parkway. As discussed in Section 5.13, the adopted PFFP identifies three neighborhood parks within the northwestern portion of the CPU area that are planned for construction: Dennery Ranch, Riviera del Sol, and Hidden Trails (City of San Diego 2006a).

There is one recently developed community park in the CPU area. The approximately 15-acre Pacific Breezes Community Park is located adjacent to the 5-acre joint use area within the Ocean View Hills School, north of SR-905, and consists of a 17,000-square-foot recreational building, skate park, comfort station, and swimming complex. In addition, there is one community park planned for future construction in the CPU area. Beyer Community Park is scheduled for completion in 2018 and will provide 7.5 usable acres of recreation. Although the Beyer Community Park would be located in the adjacent San Ysidro community, it would serve both the communities of Otay Mesa and San Ysidro.

The Ocean View Hills School (K-8) site contains a 5-acre joint use recreation facility which includes turfed, multipurpose sports fields. This facility is available for community

use pursuant to a 25-year Joint Use Agreement, which expires in 2030, with the San Ysidro School District.

OVRP is an important resource-based park located in the northwest portion of the CPU area. Approximately 206 acres of OVRP are within the CPU area. OVRP provides recreational opportunities ranging from playing fields and picnic areas to hiking, biking, and horse trails. At the same time, the park protects open space, wildlife, historic, agricultural, and archaeological resources. There are plans for multi-use areas and an extensive trail system within the park's boundaries.

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3.0 Project Description

The CPU is an update to the adopted 1981 Otay Mesa Community Plan. Approval of the CPU would establish land use designations and policies to guide future development consistent with the City's General Plan (2008a). The CPU is intended to implement the General Plan policies through the provision of community-specific recommendations. The concurrent rezone would rescind the OMDD and update zoning regulations within the CPU area. Amendments to the LDC also would be required to create implementing zones for proposed commercial and industrial land use designations under the CPU. An updated PFFP would be adopted with the CPU to allow for implementation of the CPU.

The CPU includes the same nine elements contained in the City's 2008 General Plan, with goals and policies for each element. The nine elements are: Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services, and Safety; Recreation; Conservation; Noise; and Historic Preservation. Procedures for implementation of the goals and policies are also set forth.

3.1 Purpose and Need for the CPU

3.1.1 Purpose

The City has undertaken the CPU to address changes in conditions since 1981, when the Otay Mesa Community Plan was adopted to guide development through the year 2000. As such, it is intended to define new strategies for the way Otay Mesa would develop and function over the next 20–50 years. With adoption of the General Plan in 2008, the CPU would also serve as a means of carrying out the Guiding Principles of the General Plan as they pertain to the Otay Mesa community. Thus, the CPU would ensure implementation of the General Plan with respect to the distribution and arrangement of land uses (public and private), local street and transit network, prioritization and provision of public facilities, community and site-specific urban design guidelines, and recommendations to preserve and enhance natural and cultural resources within the Otay Mesa community.

Of particular relevance is the City of Villages strategy which strives to respect the open space network and to increase the housing supply and diversity through development of compact, mixed-use villages in specific areas that are linked to an improved regional transit system integrated into the larger community. Village strategies include creating housing near jobs/employment centers and transit with a compact pedestrian-friendly orientation.

3.1.2 Need

The focus of the adopted 1981 plan was annexation of Otay Mesa into the City of San Diego which would allow the City to benefit from the planned second POE, now the Otay Mesa POE. According to the adopted plan, a principal purpose for designating industrial lands (also designated a foreign trade zone) was to accommodate the "twin plants" concept. The twin plants concept envisioned initial manufacturing with less costly labor in Mexico and final assembly in the United States when more skilled labor and sophisticated production facilities would be needed. To date, the twin plants concept has never been fully realized, as very little manufacturing actually occurs in the United States in proximity to the Mexican *maquiladoras*. In actuality, some of the raw material inputs for the *maquiladoras* are transported through Otay Mesa and finished goods are then shipped into the United States through Otay Mesa or other nearby POEs. Much of the industrial land that has been developed is occupied by warehousing, distribution, truck depots, and customs brokerages, thus differing from that assumed and planned for in the adopted community plan.

The adopted community plan established a goal to develop Brown Field as a cargo airport to stimulate industrial opportunities in Otay Mesa. Due to constraints on cargo aircraft operations by the nearby San Ysidro Mountains, community opposition to increased noise, and concern over fiscal impacts to the City of San Diego, a proposal to provide cargo operations at Brown Field was rejected by the City Council in the mid-1990s and again in the early 2000s. In addition, freight and passenger rail service that was envisioned to be extended into the CPU area has not occurred and current regional transportation plans (including the 2050 RTP [SANDAG 2011]) do not contemplate an expansion of rail service into Otay Mesa.

The adopted community plan also intended for Otay Mesa to develop in a phased manner. The phasing plan contemplated the western residential areas to develop first, but actual development occurred in reverse of this phasing plan. Residential development has only occurred since the late 1990s. The phasing plan also proved to be unsuccessful in guiding or predicting the timing and location of industrial development which occurred earlier than anticipated. Additionally, unlike the residential areas; development within industrial areas has been relatively scattered, occurring on a piecemeal basis. This has created a situation where road improvements, required of property owners at the time of permit issuance, have been constructed only along the property frontage where development occurred. The scattered pattern of development resulted in missing roadway segments to crucial network elements that hampered circulation in Otay Mesa.

At a regional level, the freeway system improvements have and will continue to change the CPU area from the 1981 plan. The southern portion of SR-125 that extends from SR-54 to Otay Mesa Road was completed in 2007. This portion of SR-125 is a toll road

and provides a regional connection from Otay Mesa, through the cities of Chula Vista, Lemon Grove, La Mesa and El Cajon, to the City of Santee. SR-905 opened to motorists July 30, 2012. The improvements consist of a six-lane freeway extending 6.4 miles from just east of I-805 to Britannia Boulevard, and complete the connection from the POE to I-805. Two more phases of improvements to SR-905 are planned: construction of the SR-905/SR-125 interchange and completion of the Heritage interchange ramp.

The area to the east of the CPU area, known as East Otay Mesa, was designated as a future growth and annexation area in the adopted community plan. It was not annexed along with the CPU area in 1981, and the County of San Diego has now adopted the East Otay Mesa Specific Plan that envisions over 2,000 acres of technology park, business park and industrial land uses. The East Otay Mesa Specific Plan accommodates a new East Otay Mesa POE to be accessed by a tolled freeway (future SR-11).

As described above, much has changed over the past 32 years since the adoption of the Otay Mesa Community Plan. The changing characteristics of industry, the need for more housing, the need for more middle income jobs, and a better understanding of the transportation – land use connection, have created a need for a more integrated land use plan. The CPU was therefore undertaken by the City to address present and future trends through 2030, consistent with the General Plan.

3.2 Relationship to General Plan

The General Plan adopted in 2008 does not change land use designations or zoning on individual properties, but rather provides policy direction for future community plan updates, discretionary project review, and implementation programs. It provides a citywide vision and comprehensive policy framework for how the City should grow and develop, provide public services, and maintain the qualities that define the City of San Diego. The CPU would build upon the goals and strategies in the General Plan and guide the future development of its neighborhoods. The CPU is intended to further express General Plan policies through the provision of site-specific recommendations that implement citywide goals and policies, address community needs, and guide zoning. Specific General Plan policies are referenced within the CPU to emphasize their significance in the community, but all applicable General Plan policies may be cited in conjunction with the CPU. The two documents work together to establish the framework for growth and development in the CPU area. The Municipal Code implements the community plan policies and recommendations through zoning and development regulations. This PEIR provides analysis and evaluation of all relevant land use and environmental issues associated with the CPU and Rezone.

3.3 CPU Objectives

The following specific objectives for the CPU support the underlying purpose of the project, assist the City as Lead Agency in developing a reasonable range of alternatives to evaluate in this PEIR, and will ultimately aid the Lead Agency in preparing findings and overriding considerations, if necessary. The following primary goals, recommendations, and objectives of the CPU are to:

- **Regional Center**: Enhance Otay Mesa's role as a bi-national regional center.
- **Economic Diversification**: Broaden the economic profile to increase employment and growth opportunities.
- **Industrial Capacity**: Enhance and sustain Otay Mesa's strong economic base and potential for expansion.
- **International Trade**: Support activities that promote greater interregional and bi-national activities.
- **Housing:** Provide more and varied housing and meet workforce needs close to employment centers.
- **Complete Places**: Create balanced, integrated mix of uses in Otay Mesa while minimizing collocation compatibility issues.
- **Transit:** Coordinate land use planning with high frequency transit service planning.
- **Open Space**: Protect the canyon lands and sensitive biological resources while providing recreational opportunities.
- **Infrastructure:** Include financing mechanisms that can secure infrastructure improvements concurrent with development.
- **Environmental Leadership and Sustainability:** Follow environmentally sensitive design and sustainable development practices.

The above objectives are specific to the Otay Mesa planning area, and are intended to implement the broader goals, policies, and Guiding Principles of the General Plan. Following are the Guiding Principles of the General Plan.

- An open space network formed by parks, canyons, river valleys, habitats, beaches and ocean;
- Diverse residential communities formed by the open space network;
- Compact walkable mixed-use villages of different scales within communities;
- Employment centers for a strong economy;

- An integrated regional transportation network of walkways, bikeways, transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;
- High-quality, affordable, and well-maintained public facilities to serve the City's population, workers, and visitors:
- Historic districts and sites that respect our heritage;
- Balanced communities that offer opportunities for all San Diegans and share citywide responsibilities;
- A clean and sustainable environment; and
- A high aesthetic standard.

3.4 CPU Components

3.4.1 Overview of CPU

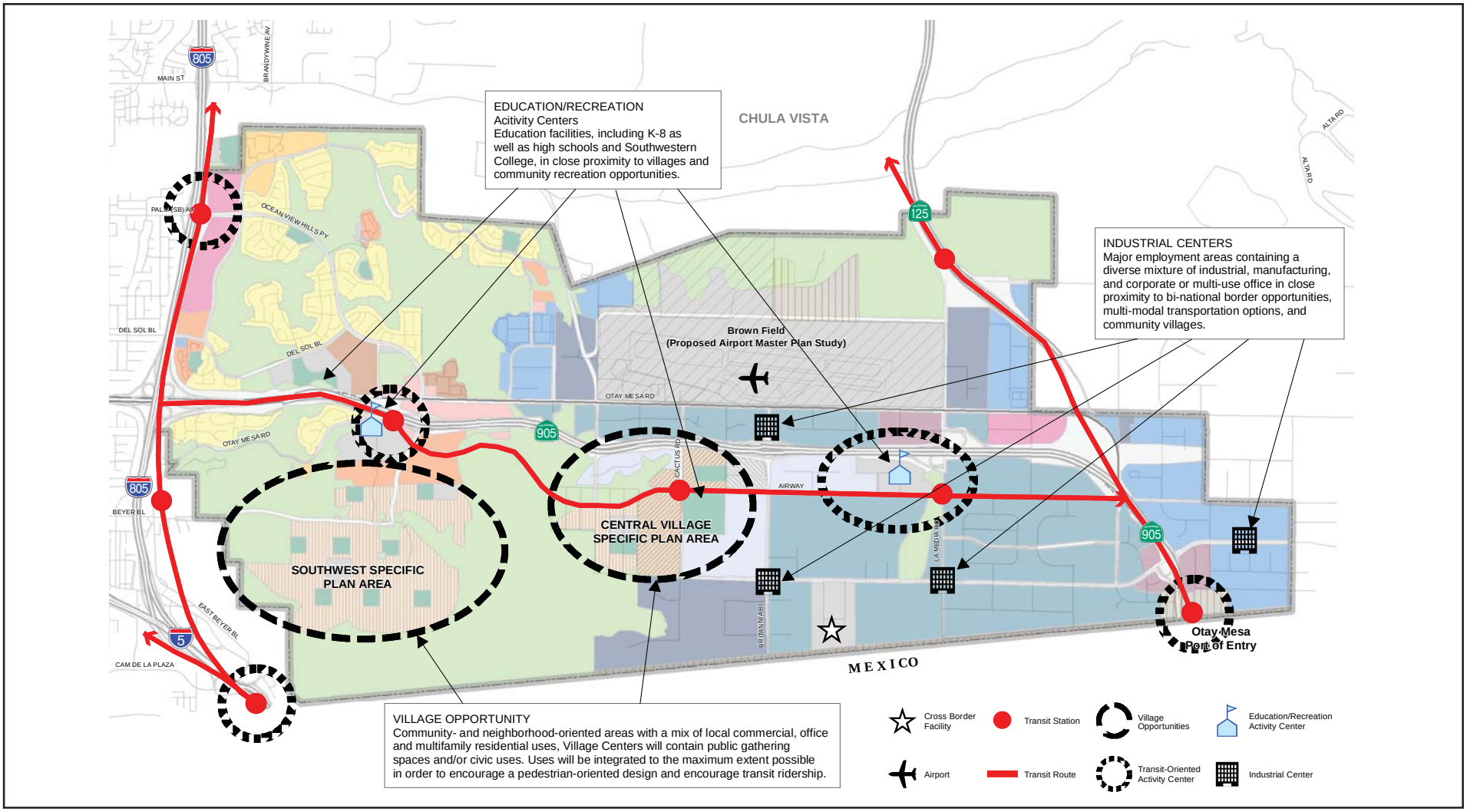
As stated in the CPU,

> Otay Mesa is envisioned as a diverse international community due to its proximity to the US/Mexico border. A mixture of industry, business, commercial, housing, recreation, education, services and civic uses make up this vibrant community. Otay Mesa's regional economic importance is unique, as it contains the region's commercial port of entry and its supporting industries, as well as, a thriving business community.

The CPU builds on the adopted community plan in terms of land uses. For example, the CPU incorporates the existing land uses and densities for newly developed or approved neighborhoods such as Ocean View Hills, Robinhood Ridge, California Terraces, Dennery Ranch, and Hidden Trails. These areas are expected to remain relatively stable during the planning horizon. Except for the Central Village Specific Planning Area, the eastern area's industrial and commercial uses would remain, with the update providing refined designations to diversify for industrial and commercial uses.

The CPU strives to create villages, activity centers, and industrial/employment centers along major transportation corridors (Figure 3-1); while also supporting international trade functions of the Otay Mesa POE and taking into consideration surrounding regional and bi-national planning activities and trends affecting the CPU. Major land use revisions focus on redesignating land uses to increase the number of allowed residential units while achieving a more balanced community through integration of housing and appropriate employment lands. New land use designations are proposed to allow the establishment of employment centers, along with village centers with mixed commercial

Map Source: City of San Diego



Parks, Open Space, and Institutional
- Open Space
- Parks
- Institutional

Village Centers
- Community Village
- Neighborhood Village

Residential
- Residential - Low 5-9 du/ac
- Residential - Low Medium 10-14 du/ac
- Residential - Medium 15-29 du/ac
- Residential Medium High 30-44 du/ac

Commercial - Residential Prohibited
- Community Commercial
- Regional Commercial
- Heavy Commercial

Industrial
- Business Park - Office Permitted
- Light Industrial
- Heavy Industrial
- Business Park - Residential Permitted 15 - 44 du/ac

Overlays
- U.S. Government Facility
- Brown Field Boundary
- Planning Area

Other
- Right-Of-Way

No Scale

FIGURE 3-1
Otay Mesa Vision Plan

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and residential uses. Modified industrial land use designations are also included to facilitate the diversification of the industry profile in the CPU. Substantial infrastructure improvements and investment is required to facilitate change in these areas.

3.4.2 Community Plan Elements

A summary of the goals and contents of the CPU by element is provided below.

3.4.2.1 Land Use Element

The Land Use Element contains community-specific guidance for the future growth of the CPU area. The Land Use Element establishes goals and policies and contains detailed descriptions and distributions of land uses specific to the community, where the particular mix of uses is considered unique to the region. Proposed land use associated with the CPU is illustrated on Figure 3-2.

The current mix of industrial development, low-intensity residential uses, open space, and agriculture has evolved over several decades, as competing City values have resulted in the conversion of industrial land within the community. The Land Use Element provides: refined residential densities; two delineated Village Centers, around which housing and commercial services would be located, and specific policies for the development of new commercial, industrial, and institutional uses. The CPU addresses these complex issues through proposed land uses that respect the existing and evolving industrial character and border-related industries and support the economic viability of businesses. One of the focuses of the CPU is to minimize and address potential conflicts and compatibility issues associated with the collocation of residential and industrial uses, balancing economic viability of employers, and building upon successful developments.

Goals of the Land Use Element include the following:

- A distribution of land uses that provides sufficient capacity for a variety of uses, facilities, and services needed to serve Otay Mesa.
- Distinct villages that include places to live, work and recreate.
- A variety of housing types including workforce housing in close proximity to jobs.
- Diversified commercial uses that serve local, community and regional needs.
- Sufficient industrial land capacity to maintain Otay Mesa as a subregional employment center.
- Adequate public facilities and institutional resources that serve the needs of the community.
- A land use pattern that is compatible with existing and planned airport operations.

- Border facilities that facilitate the safe and efficient movement of passengers and cargo.

Planning Districts

The CPU identifies five planning districts interconnected through activities and infrastructure that would help to organize and form the community of Otay Mesa (Figure 3-3). The planning districts include:

- Northwest District, generally composed of the existing development in the northwestern portion of Otay Mesa, and includes Precise Plan area neighborhoods: California Terraces, Dennery Ranch, Hidden Trails, Remington Hills, Riviera del Sol, Robinhood Ridge, and Santee Investments.
- Southwest District, located south of SR-905 and west of Spring Canyon and would be primarily residential with a supporting core mixed-use center. The mixed-use center would include civic, and neighborhood-serving commercial uses and services.
- Central District, located along the Airway Road corridor, would be comprised of three primary land uses: Central Village, Grand Park, and Education Complex.
- Airport District includes Brown Field and the surrounding industrial land in the northeastern CPU area.
- South District includes the POE, international business and trade uses, and industrial uses that are necessary for the movement of goods across the border.

3.4.2.2 Mobility Element

The CPU provides direction on how to achieve mobility and environmental goals through a balanced, multi-modal transportation network. The CPU refines the Mobility Element of the General Plan through community-specific pedestrian, bicycle, transit, street, goods movement, truck traffic, and regional collaboration recommendations and policies. Figures 3-4 through 3-6 illustrate the CPU planned transit routes, the existing and planned bicycle network, and the planned major roadways within the community. Unique mobility features addressed in the CPU include the POE, international goods movement, and Brown Field. Figure 3-7 shows the truck routes within the CPU area.

The Mobility Element builds upon the Land Use Element and Urban Design Element, which are designed to support walkability, transit-orientation, and sustainability goals consistent with SANDAG's Regional Comprehensive Plan (RCP), which calls for smart growth land use patterns. Goals of the Mobility Element include the following:

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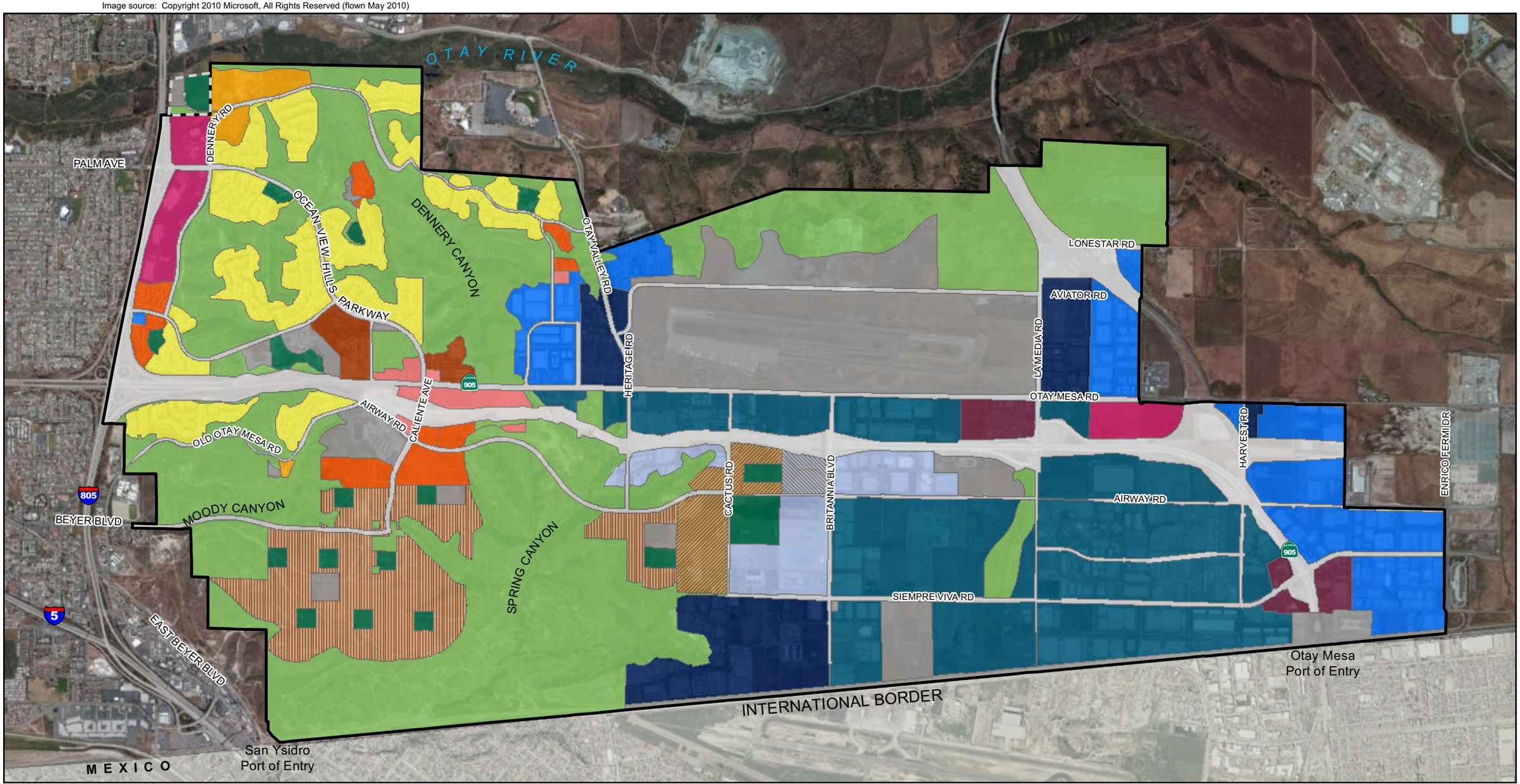

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Otay Mesa Community Plan Boundary
Not A Part

Proposed Land Use Plan

Open Space, Parks, Institutional
- Open Space
- Parks
- Institutional

Village Centers
- Community Village
- Neighborhood Village

Residential
- Low
- Low Medium
- Medium
- Medium High

Commercial - Residential Prohibited
- Community Commercial
- Regional Commercial
- Heavy Commercial

Industrial
- Business Park - Office Permitted
- Business and International Trade
- Light Industrial
- Heavy Industrial
- Business Park - Residential Permitted

Other
- Right-of-Way

0 Feet 2,500

FIGURE 3-2
Proposed CPU Land Use

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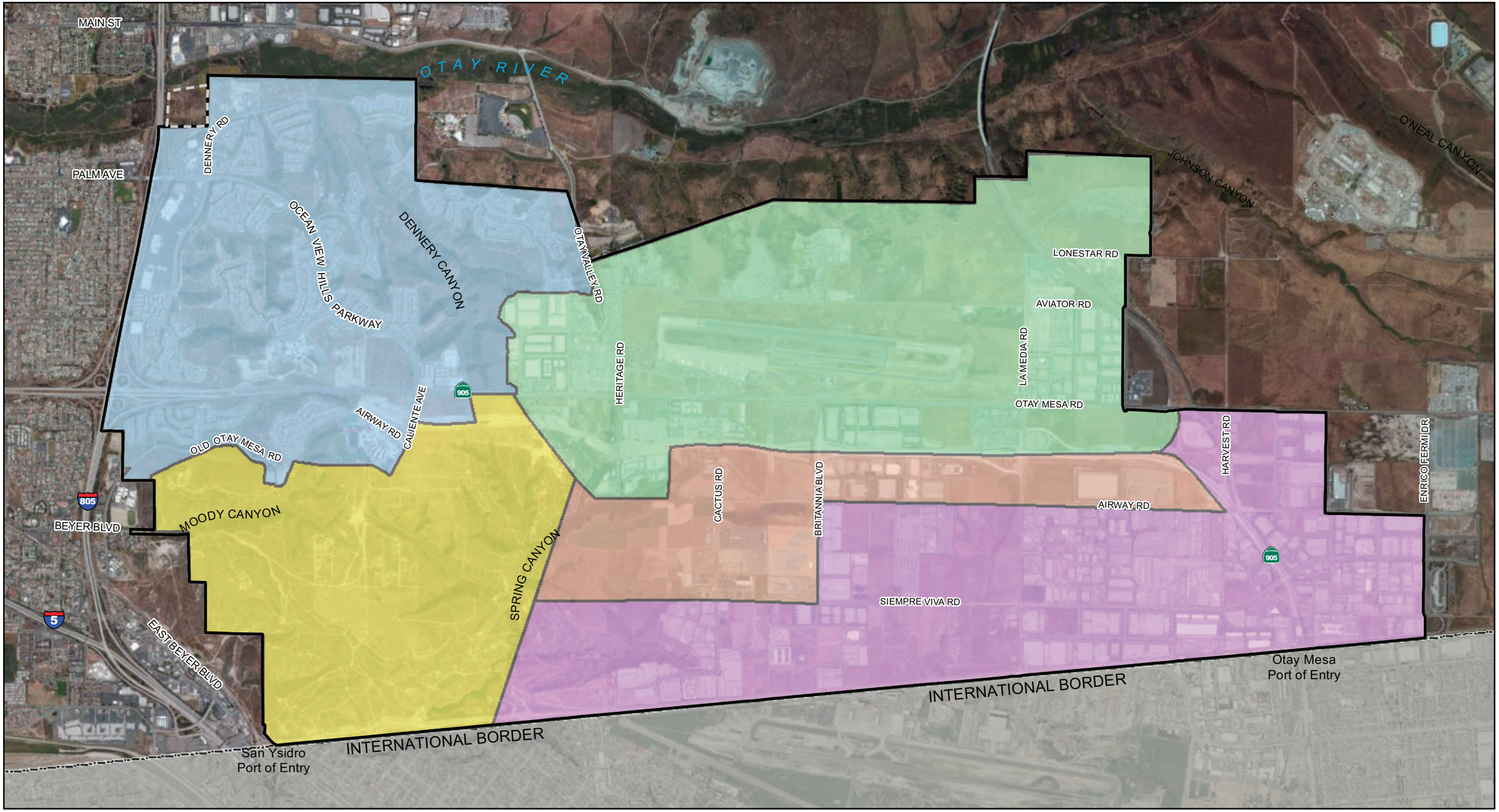

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Otay Mesa Community Plan Boundary
Not A Part

Planning Districts
- Airport
- Central
- Northwest
- South
- Southwest

0 Feet 2,500

FIGURE 3-3
Planning Districts

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Otay Mesa Community Plan Boundary

Not A Part

Proposed Future Transit Routes

Transit Stops

0 Feet 2,500

FIGURE 3-4
Transit Routes

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DENNERY RD
OCEAN VIEW HILLS PARKWAY
DENNERY CANYON
OTAY VALLEY RD
LONESTAR RD
AVIATOR RD
HERITAGE RD
LA MEDIA RD
OTAY MESA RD
HARVEST RD
905
AIRWAY RD
CALIENTE AVE
OLD OTAY MESA RD
CACTUS RD
BRITANNIA BLVD
SIEMPRE VIVA RD
MOODY CANYON
SPRING CANYON
Otay Mesa
Port of Entry
INTERNATIONAL BORDER
M E X I C O
San Ysidro
Port of Entry

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0 Feet 2,500

Otay Mesa Community Plan Boundary
Not A Part

Existing Bike Network
Class II
Class III
Freeway Shoulder

Proposed Bike Network
Class 1
Class 2
Class 3

Proposed Land Use Plan

Open Space, Parks, Institutional
Open Space
Parks
Institutional

Village Centers
Community Village
Neighborhood Village

Residential
Low
Low Medium
Medium
Medium High

Commercial - Residential Prohibited
Community Commercial
Regional Commercial
Heavy Commercial

Industrial
Business Park - Office Permitted
Business and International Trade
Light Industrial
Heavy Industrial
Business Park - Residential Permitted

Other
Right-of-Way

FIGURE 3-5
Proposed Bicycle Routes

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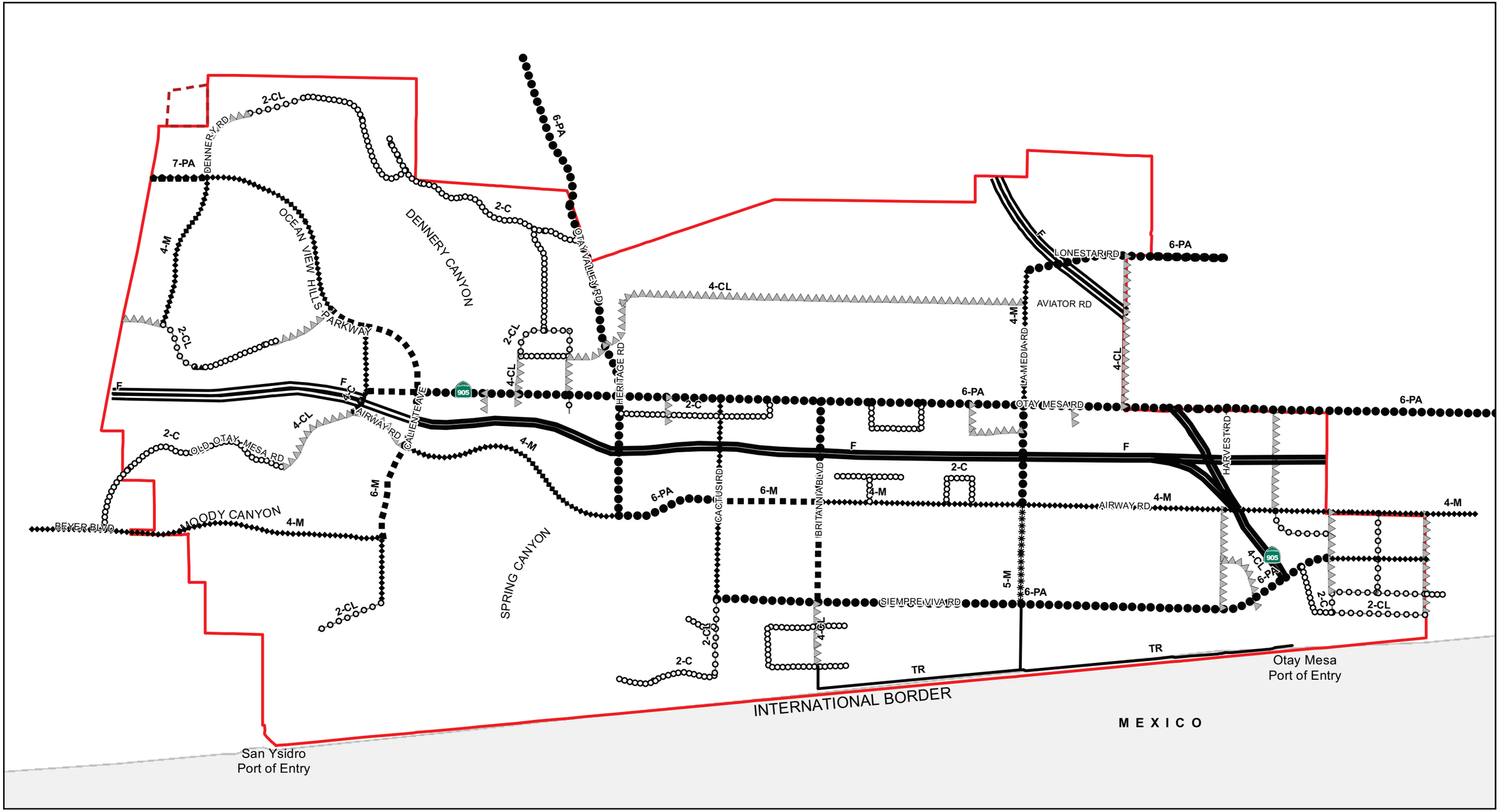

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Otay Mesa Community Plan Boundary
Not A Part

Future Street Classification

- 2-Lane Collector
- 2-Lane Collector w/two way left turn
- 4-Lane Collector
- 4-Lane Collector w/two way left turn
- 4-Lane Major Arterial
- 5-Lane Major Arterial
- 6-Lane Major Arterial
- 6-Lane Primary Arterial
- 7-Lane Primary Arterial
- Freeway
- Truck Route

0 Feet 2,500

FIGURE 3-6
Major Roadways

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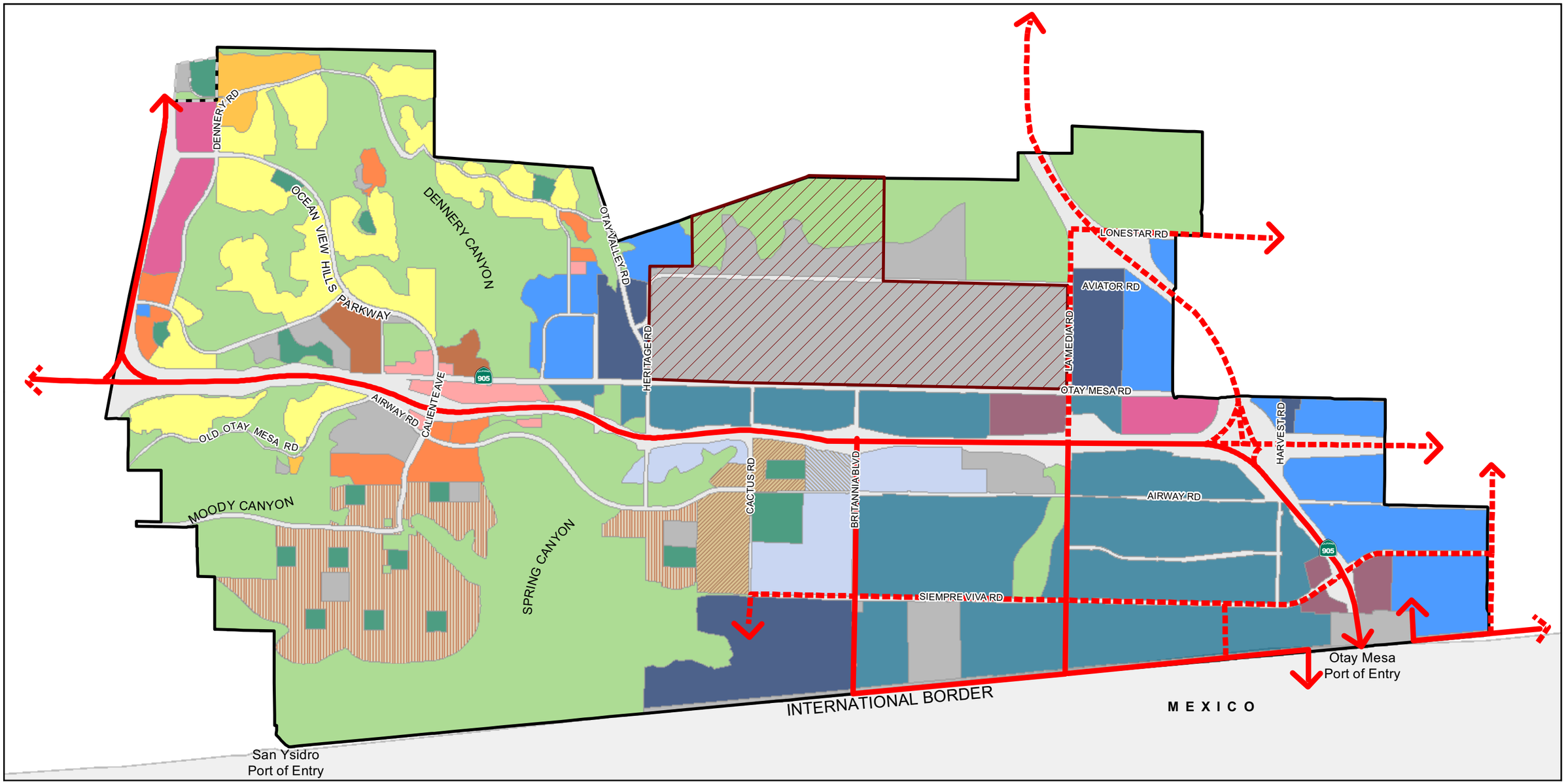

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- Otay Mesa Community Plan Boundary
- Not A Part
- Truck Route
- Truck Activity Roads
- Brown Field

Proposed Land Use Plan

Open Space, Parks, Institutional
- Open Space
- Parks
- Institutional

Village Centers
- Community Village
- Neighborhood Village

Residential
- Low
- Low Medium
- Medium
- Medium High

Commercial - Residential Prohibited
- Community Commercial
- Regional Commercial
- Heavy Commercial

Industrial
- Business Park - Office Permitted
- Business and International Trade
- Light Industrial
- Heavy Industrial
- Business Park - Residential Permitted

Other
- Right-of-Way

FIGURE 3-7
Proposed Truck Routes

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- A pedestrian sidewalk and trails network that allows for safe and comfortable walking throughout the community.
- An effective transit network that provides fast and reliable service to local and regional destinations.
- A complete and interconnected street system that balances the needs of drivers, bicyclists, pedestrians, and others.
- A bicycle commuter network that links residents to transit, recreational, educational, and employment opportunities within the community.
- Transportation infrastructure and operations investments that facilitate goods movement and international travel, while fostering economic prosperity and a high quality of life within the community.
- Support for public health goals to increase the potential for walking and other forms of exercise to be incorporated into everyday life.

3.4.2.3 Urban Design Element

The intent of the Urban Design Element is to provide policy guidelines and visual illustrations for the future of the built environment. The Urban Design Element builds from the framework established in the Urban Design Element of the General Plan and echoes the General Plan's desire for respecting the community's natural setting, strengthening linkages and connectivity, improving the built environment, and creating mixed-use walkable villages. Goals of the Urban Design Element are as follows:

- An urban form that reflects the physical land as an amenity and provides an attractive built environment.
- Functional industrial corridors with a high quality design standard.
- A West Village and Central Village that respect and showcase Spring Canyon.
- Active, safe, and pleasant streets, parks and public space.
- Clear, formalized routes that connect villages and major corridors to employment centers, core commercial areas, schools, parks, trails, and transit.
- An urban forest that distinguishes the Districts.
- A community infused with distinctive public art and cultural amenities.
- Attractive gateways at key entrances to the community's district's and villages.

Otay Mesa's built environment is planned around a unique system of existing open space canyons and preserves which provides a distinct natural boundary. Other existing features which contribute to the character of Otay Mesa and which also serve to distinguish the five major districts include the Brown Field Airport, the Otay Mesa POE, the Southwestern College campus, the Northwest Neighborhoods, and the east/west

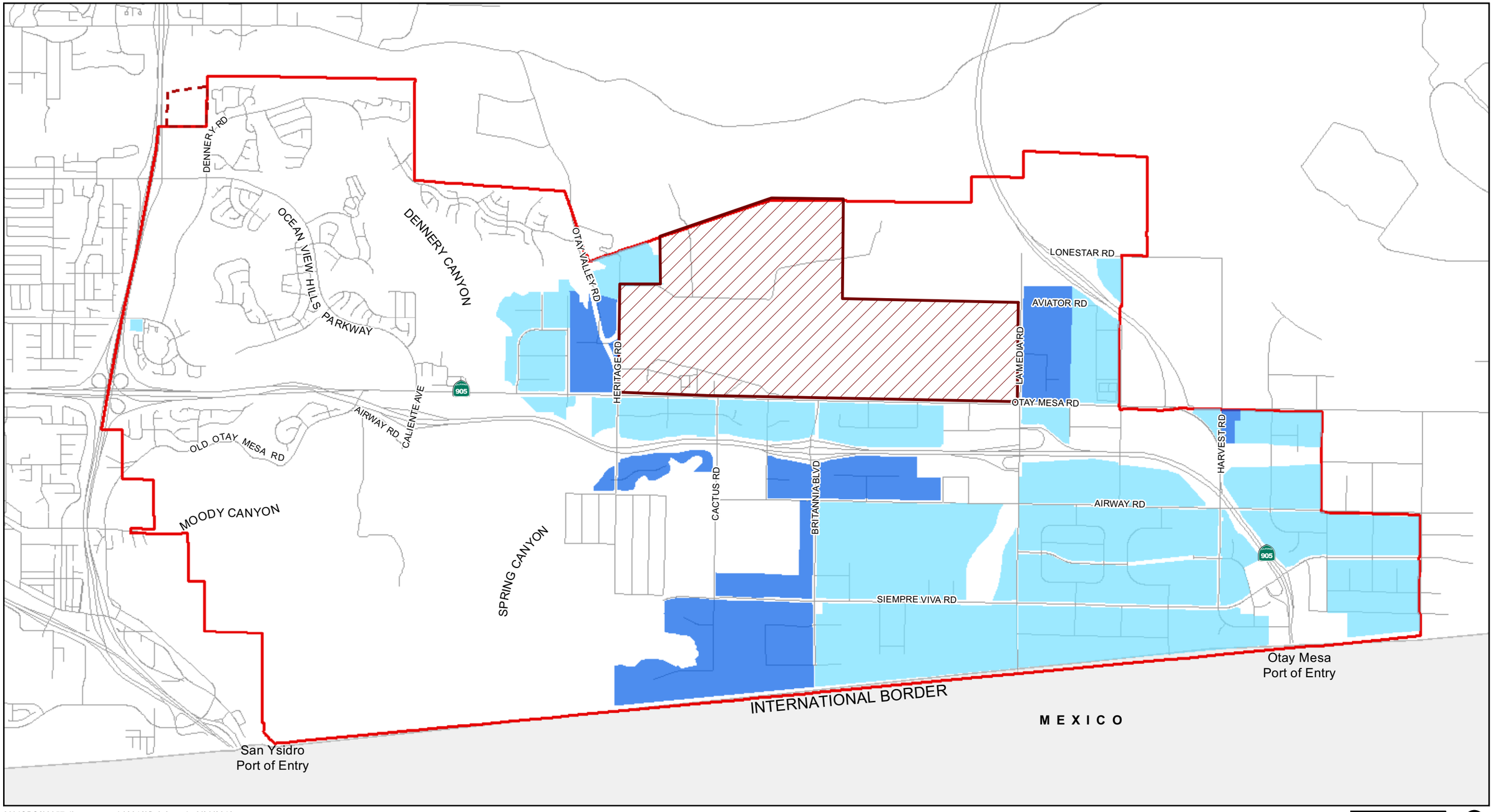
SR-905 freeway. The intent of the Urban Design Element would be to provide visual illustrations for the future of the built environment and define the image each streetscape and district within Otay Mesa portrays for those who live, work, and visit there. Policies and recommendations pertaining to urban design are discussed in further detail in Section 5.2 of this PEIR, Visual Resources.

3.4.2.4 Economic Prosperity Element

Economic prosperity is at once local, regional, and international. Otay Mesa plays a vital role in the economic prosperity for the entire San Diego and U.S./Mexico border region due to activities generated at the Otay Mesa POE and additional base-sector industries. Otay Mesa base-sector industries including transportation logistics, warehousing, manufacturing and service firms contribute to the regional economy and San Diego's existing industry clusters. Otay Mesa provides the capacity for these and new industry clusters to expand. Simultaneously, the community continues to see an increase in residential development, bringing not only more residents, but the demand for greater access to commercial and retail businesses. Alongside a growing residential community, Otay Mesa's POE remains heavily used, with more than 740,000 truck crossings and 4 million passenger vehicle crossings in Fiscal Year 2011. This growth is expected to continue, as SANDAG projects Otay Mesa's employment base to increase over five-fold between 2000 and 2030 from 8,000 to 42,000 jobs. It is important to further attract diversified industries and supportive commercial uses to Otay Mesa to sustain growth in the regional and border economy, and provide access to quality jobs in southern San Diego.

The Economic Prosperity Element addresses the community's growing economic diversity by establishing policies and recommendations pertaining to the varied industrial and commercial land uses allowed under the new plan. Prime Industrial Lands are designated in the CPU, as illustrated in Figure 3-8. The Economic Prosperity Element is designed to allow industries enough flexibility to respond to global economic forces over the long term. Goals of the Economic Prosperity Element include:

- Sufficient land and infrastructure capacity for base sector industries to support the international border economy and the greater San Diego region.
- Flexibility for industrial, export-oriented businesses to respond quickly to international market competition and demand.
- Employment and economic growth through diversified industrial land uses.
- Integrated interregional and bi-national activities.
- Employment opportunities in Otay Mesa, southern San Diego County, and Mexico easily accessible to workforce housing.
- Jobs that benefit middle-income workers.



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Otay Mesa Community Plan Boundary
Not A Part
Brown Field (Proposed Airport Master Plan Study)
Prime Industrial Land
Other Industrial Land

FIGURE 3-8
Prime Industrial Lands

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- Commercial uses that support Otay Mesa's industrial community.
- Community educational resources to enhance workforce skills and abilities.

3.4.2.5 Public Facilities, Services, and Safety Element

This element addresses the public facilities and services needed to serve the existing population and new growth anticipated for Otay Mesa. It includes specific policies regarding public facilities financing, fire-rescue, police, wastewater, storm water infrastructure, water infrastructure, waste management, parks, libraries, schools, healthcare services and facilities, public utilities, and regional facilities. Goals of the Element include:

- Public facilities and services that are available and accessible to the community.
- Development that fully addresses impacts to public facilities and services.
- Application of financing mechanisms that secure infrastructure improvements as development occurs.
- Maintenance and improvement of police and fire safety services throughout the community.
- Safe and convenient park and recreation and school facilities.
- A reliable system of water, storm water, and sewer facilities to serve the existing and future needs of the community.
- Maintenance of high levels of emergency preparedness.
- Reduced exposure to hazardous materials.
- Innovative public infrastructure and facility financing mechanisms and strategies.

3.4.2.6 Recreation Element

The Recreation Element is intended to preserve, protect, acquire, develop, operate, maintain, and enhance public recreation opportunities and facilities throughout the City for all users. Accordingly, Otay Mesa's planned community's park and open space systems are intended to serve the residential, village, and employment areas of the community. The Recreation Element includes specific policies addressing park and recreation guidelines, preservation, accessibility, joint use and cooperative agreements, open space lands, and resource based parks. The goals of the Recreation Element are listed as follows:

- An efficient and comprehensive park system for Otay Mesa that serves the broad resident and workforce population.
- Village areas that are enhanced by frequent and well located public spaces and parks.

- A Grand Park that serves the residential, commercial, and industrial users of Otay Mesa.
- Open Space areas that balance the recreational needs of the community with habitat protection.

The goals and policies of the CPU, along with the General Plan policies, provide a comprehensive parks strategy in which the park system would be made up of population-based community, neighborhood, and joint-use parks. Consistent with the General Plan guidelines, community parks would be provided in the form of major parks or community parks; and neighborhood parks may be provided in the form of neighborhood parks, mini parks, pocket parks or plazas. The multiple neighborhood parks and joint-use areas would be located within the residential and village areas of Otay Mesa, with the Grand Park and Beyer Community Park sited to equitably serve the community.

3.4.2.7 Conservation Element

The Conservation Element builds on the General Plan Conservation Element with policies tailored to conditions in Otay Mesa. The Conservation Element addresses: habitat and sensitive lands protection; climate change and sustainable development; water and urban runoff management; the urban forest; community farms and gardens and air quality. The CPU addresses habitat protection through conformance with the City's ESL Regulations and Biology Guidelines, General Plan guidelines, the MSCP Subarea Plan, and the draft Vernal Pool HCP. As water supply is a critical issue, water conservation policies have been developed for this community and are included in this element. The CPU is also responsive to state legislation calling for greenhouse gas emissions reductions to be achieved in part through coordinated land use and transportation planning and more sustainable development practices.

The Conservation Element sets forth policies and recommendations for the urban forest and community gardens; all development in Otay Mesa would be required to plant and maintain street trees as identified in the Otay Mesa Community Street Tree Plan. Finally, the Conservation Element addresses air quality, which is of particular concern in the community because of the substantial amounts of truck traffic generated by industry and the POE. To address these challenges and opportunities, the Conservation Element sets forth the following goals:

- Preservation of a natural open space canyon network and associated biological resources.
- Vernal pool preservation and management.
- Assured water supply to meet future needs.

- Greenhouse gas reductions through implementation of the village land use plan, support for transit, incentives for clean technology industries, alternative energy generation, and sustainable development.
- Implementation of urban runoff management techniques.
- Development of a community-wide urban forest.
- Local food generation through community farms and gardens.
- Safe and healthy air quality.

3.4.2.8 Noise Element

Noise can affect the environment and well-being of people living, working, and visiting a community. Therefore, the General Plan Noise Element provides goals and policies to guide compatible land uses and the incorporation of noise attenuation measures for new uses to protect people living and working in the City from an excessive noise environment. The Noise Element of the CPU complements the General Plan goals and policies by addressing Otay Mesa specific noise sources and issues. Because Otay Mesa is an active suburban community with a mix of residential, commercial, and industrial uses, the Noise Element addresses noise sources of many types. These include aircraft noise from the Brown Field and Rodriguez International Airport activities; delivery activities in the commercial areas; and noise from vehicle and truck traffic on the nearby I-805, SR-11, SR-125, and SR-905 freeways. Noise Element goals include:

- Minimal exposure of residential and other noise-sensitive land uses to excessive aircraft noise.
- Minimal exposure of residential and other noise-sensitive land uses to commercial and industrial noise.
- Minimal exposure of residential and other noise-sensitive land uses to excessive truck and other motor vehicle traffic noise.

3.4.2.9 Historic Preservation Element

Designated historical resources within Otay Mesa, including the Auxiliary Naval Air Station Brown Field Historic District, reflect the area's aviation history and the early development of the area as an agricultural community. The CPU Historic Preservation Element builds upon the General Plan's Historic Preservation Element by including specific policies addressing the community's unique historical and cultural resources. Specifically, the CPU provides for the identification, retention, and interpretation of the area's historical resources, including historic districts, buildings, structures and objects; archaeological and Native American sites; and cultural landscapes. The element addresses treatment of historical resources according to established standards and guidelines. Goals of the Historic Preservation Element include:

- Identify and preserve significant historical resources in Otay Mesa.
- Promote educational opportunities and incentives related to historical resources in Otay Mesa.

These goals and the policies found within the CPU Historic Preservation Element, along with related General Plan policies, provide a comprehensive historic preservation strategy for Otay Mesa.

3.4.3 CPU Land Use Designations

The CPU encompasses a broad range of the land use designations defined in the General Plan and contains a more detailed description and distribution of land uses than the citywide General Plan. Land uses include residential with a variety of density ranges, village centers, commercial, industrial, open space, parks, and institutional. Table 3-1 is based on the Land Use Table within the General Plan, and outlines the proposed land use categories within the CPU area, as well as the types of uses allowed in each category.

TABLE 3-1
COMMUNITY PLAN LAND USE DESIGNATIONS

General Plan Land Use	Community Plan Designation	Use Considerations	Description	Density Range (du/ac)
Park, Open Space, and Recreation	Open Space	None	Provides for the preservation of land that has distinctive scenic, natural or cultural features; that contributes to community character and form; or that contains environmentally sensitive resources. Applies to land or water areas that are undeveloped, generally free from development, or developed with very low-intensity uses that respect natural environmental characteristics and are compatible with the open space use. Open Space would have utility for: primarily passive park and recreation use; conservation of land, water, or other natural resources; historic or scenic purposes; visual relief; or landform preservation.	N/A
	Population-based Parks	None	Provides for areas designated for passive and/or active recreational uses, such as community parks and neighborhood parks. It would allow for facilities and services to meet the recreational needs of the community as defined by the community plan.	N/A
	Resource-based Parks	None	Provides for recreational parks to be located at, or centered on, notable natural or man-made features (beaches, canyons, habitat systems, lakes, historic sites, and cultural facilities) and would be intended to serve the citywide population as well as visitors.	N/A
Residential	Residential - Very Low	None	Provides for single-family housing within the lowest-density range.	0–4 du/ac
	Residential - Low	None	Provides for both single-family and multifamily housing within a low-density range.	5–9 du/ac
	Residential - Low Medium	None	Provides for both single-family and multifamily housing within a low-medium-density range.	10–14 du/ac
	Residential - Medium	None	Provides for both single-family and multifamily housing within a medium-density range.	15–29 du/ac
	Residential - Medium High	None	Provides for multifamily housing within a medium-high-density range.	30–44 du/ac

TABLE 3-1
COMMUNITY PLAN LAND USE DESIGNATIONS
(continued)

General Plan Land Use	Community Plan Designation	Use Considerations	Description	Density Range (du/ac)
Commercial	Community Commercial	Residential Prohibited	Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles.	CC-2-3 with 0.3 FAR
	Regional Commercial	Residential Prohibited	Serves the region, within five to 25-plus miles, with a wide variety of uses, including commercial service, civic, retail, office, and limited industrial uses.	CC-1-3 with 0.3 FAR
	Heavy Commercial	Residential Prohibited	Provides for retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. This designation would be appropriate for transportation corridors where the previous community plan allowed for both industrial and commercial uses.	IL-3-1with 0.5 FAR
Institutional, Public and Semi-Public Facilities	Institutional	None	Provides a designation for uses that would be identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community. Uses would include but are not limited to: military facilities, community colleges, communication and utilities, transit centers, schools, libraries, police and fire facilities, post offices, hospitals, park-and-ride lots, government offices and civic centers.	N/A
Multiple Use	Neighborhood Village	Residential Required	Provides housing in a mixed-use setting and convenience shopping, civic uses as an important component, and services serving an approximate three mile radius.	15–25 du/ac
	Community Village	Residential Required	Provides housing in a mixed-use setting and serves the commercial needs of the community-at-large, including the industrial and business areas. Integration of commercial and residential use would be emphasized; civic uses would be an important component. Retail, professional / administrative offices, commercial recreation facilities, services businesses, and similar types of uses allowed.	30–35 du/ac

TABLE 3-1
COMMUNITY PLAN LAND USE DESIGNATIONS
(continued)

General Plan Land Use	Community Plan Designation	Use Considerations	Description	Density Range (du/ac)
Industrial Employment	Light Industrial	Office Use Limited	Allows a wider variety of industrial uses by permitting a full range of light manufacturing and research and development uses, and adding other industrial uses such as storage and distribution and transportation terminals. Multi-tenant industrial uses and corporate headquarters office uses would be permitted. Otherwise, only limited office or commercial uses would be permitted which would be accessory to the primary industrial use. Heavy industrial uses that have significant nuisance or hazardous effects would be excluded.	IL-2-1 with 0.5 FAR
	Business Park	Office Use Permitted	Allows office, research and development, and light manufacturing uses. This designation would not permit storage and distribution uses except as accessory to the primary use. It is appropriate to apply in portions of communities primarily characterized by single- and multi-tenant office development with some light industrial uses.	IP-1-1 with 0.5 FAR
	International Business and Trade	Office Use Permitted	Combines the uses permitted in both the Business Park and Light Industrial designations. Would allow single- and multi-tenant office, research and development, light manufacturing, and storage and distribution uses. Would be appropriate to apply in portions of communities adjacent to the border, other ports of entry, or areas in transition to higher intensity industries.	

TABLE 3-1
COMMUNITY PLAN LAND USE DESIGNATIONS
(continued)

General Plan Land Use	Community Plan Designation	Use Considerations	Description	Density Range (du/ac)
Industrial Employment (cont.)	Heavy Industrial	Office Use Limited	Provides for industrial uses emphasizing base sector manufacturing, wholesale and distribution, and primary processing uses that would have nuisance or hazardous characteristics. For reasons of health, safety, environmental effects, or welfare these uses would be segregated from other uses. Non-industrial uses, except corporate headquarters, would be prohibited.	IH-1-1 with 0.5 FAR
	Business Park-Residential Permitted	Office Use Permitted	Would apply in areas where employment and residential uses would be located on the same premises or in close proximity. Permitted employment uses include those listed in the Business Park designation. Multi-family residential uses would be optional with the density to be specified in the community plan.	15–44 du/ac IP-3-1 with 0.5 FAR

Figure 3-2 illustrates the planned land uses for the CPU area. The planned land use distribution by acreage is summarized below in Table 3-2.

TABLE 3-2
PLANNED LAND USE

Land Use	Acres[1]	% of Total Acres	Dwelling Units
Open Space	2,837	30%	
Residential	813	9%	7,648
Commercial	284	3%	
Village Area	560	6%	11,126
Residential	530		
Mixed Use	30		
Industrial	2,528	27%	
Institutional	1,125	12%	
Parks	153	2%	
Right-of-Way	1,023	11%	
TOTAL	9,323	100%	18,774

[1]Rounded to the nearest whole number

3.4.3.1 Specific Plan Areas

To implement the General Plan's City of Villages Strategy, village areas are planned in the Southwest and Central Districts. These Districts are primarily residential in nature and have core areas of mixed uses and public spaces. Villages are intended to be compact, pedestrian-friendly and transit-oriented and include a variety of residential, commercial and civic uses. In order to comprehensively plan the Southwest and Central Village areas, one specific plan for each area would be required prior to consideration of any comprehensive development and rezoning proposals. CPU policies and recommendations for Specific Plans include:

- Require Specific Plans and any rezoning required consistent with the policies of this plan for the Southwest and Central Village Areas.
- Achieve comprehensive neighborhood and community village development through Specific Plans that:
  a. Respect the natural topography and sensitive habitat areas with growth patterns that balance development with preservation of natural resources.
  b. Provide a land use map that illustrates the detailed land use designations, including any lands set aside for resource conservation, consistent with any Vernal Pool Habitat Conservation Plan. The specific plan land use map would refine the Otay Mesa Community Plan Land Use Map as part of the specific plan approval process.

c. Illustrate the complete circulation system that, where possible, follows a grid pattern, and indicate how the system would relate to the overall Otay Mesa circulation system.

d. Strive for block sizes along local and collector streets to have a maximum perimeter of 1,800 feet.

e. Illustrate a separate system of pedestrian and bicycle facilities and pathways linking the activity centers with the residential areas, public facilities, and open space systems.

f. Distribute parks comprehensively throughout the village area. Refer to Policy 7.1-7 of the Recreation Element for further recommendations.

    1. Link parks to one another with pathways to increase connectivity and enhance sense of community.

    2. Locate neighborhood parks at the end of streets and adjacent to canyons, when appropriate, to accommodate and enhance public views and vistas.

g. Identify specific locations for schools, parks, and pedestrian pathways.

    1. Site schools and parks adjacent to each other to create activity centers within neighborhoods.

    2. Provide pathways and trails that connect public facilities with each other and to residential areas.

    3. Provide pathways and connections, such as interpretive centers and trailheads, from facilities to canyon edges to take advantage of educational and recreational opportunities.

h. Incorporate a diversity of housing types that includes market rate and affordable housing. Encourage inclusionary housing on-site.

i. Include an appropriate balance of single-family and multi-family housing consistent with the projections provided in this plan.

j. Provide development at densities that support transit as an integral component of village areas and corridors.

k. Require a mixed-use residential/commercial component to be included within village core areas, with neighborhood-serving commercial uses such as food markets, restaurants, and other small retail shops. Encourage an anchor grocery store within each village area.

l. Identify centrally located mixed-use core areas within each village area adjacent to key roadways and transit stops. Require a minimum of 15 dwelling units/acre (du/ac) for core areas designated Neighborhood Village and 30 du/ac for core areas designated Community Village.

m. Locate higher density mixed residential uses within a ½ mile of a "Town Center" along Beyer Road and within a ½ mile from the community commercial center in the north portion of the Southwest Village.

n. Locate higher density mixed residential uses within a ¼ mile of transit stops along Airway Road and near the mixed-use retail uses in the Central Village as shown on Mobility Figure 3-2.

o. Include a detailed design plan for the mixed use village core areas that identifies retail, convenience uses, and public spaces.

p. Provide sufficient community serving commercial development within village core areas and along transit corridors that support the residents, workforce, and visitors as these areas develop.

q. Provide refined architecture, urban design, and streetscape guidelines consistent with the policies in the Otay Mesa Community Plan and the General Plan.

r. Include guidelines and illustrations for height, bulk, and scale of buildings and their relation to each other.

s. Provide a street tree plan that utilizes species within the Otay Mesa Street Tree Plan.

t. Require a phasing plan to ensure timely provision of necessary public facilities to serve the proposed development.

Village Areas are designated either Neighborhood Village or Community Village:

- The **Neighborhood Village** designation requires residential uses to be provided in a mixed-use setting with convenience shopping, civic uses, and services, serving an approximate three-mile radius. Residential would be permitted at 15-25 du/ac. The Neighborhood Village designation would be proposed throughout most of the Southwest Specific Plan area and within the western portion of the Central Village Specific Plan area.
- The **Community Village** designation provides housing in a mixed-use setting and serves the commercial needs of the community-at-large within a high-density range of 30–35 du/ac. This designation occurs in the eastern portion of the Central Village Specific Plan area and to the northwest and northeast of the intersection of Airway and Cactus roads.

3.4.3.2 Residential

a. Housing Policies

The CPU provides for a variety of housing types including market rate, workforce, and affordable housing. The land use designations in the CPU are intended to provide a

diversity of housing options and implement the City of Villages strategy. Policies and recommendations pertaining to housing include:

- Respect existing density ranges in previously approved Precise Plan areas of the Northwest District.
  a. Include existing density ranges of precise plans to allow any undeveloped neighborhood areas to develop in accordance with precise plan designations.
  b. Implement design guidelines of precise plans that are consistent with the goals and policies of the City's General Plan.
  c. Transition new development with greater intensity from existing development through the use of landscaping, fencing, setbacks, off-setting planes, and other urban design techniques.
  d. Develop remaining undeveloped neighborhoods with a variety of housing types, and target the upper limits of the density ranges.
- Integrate a variety of housing types within village and residentially designated areas with multi-modal access from the villages to the employment centers in the eastern portion of Otay Mesa.
- Include in all residential developments housing units that are sized to meet the household family sizes anticipated in Otay Mesa.
- Provide adequate buffer uses/distance separation for residential proposals within a quarter mile of industrial uses with hazardous or toxic substances.

b. Affordable Housing Policies

In accordance with the Housing Element, the CPU also provides policies to address affordable housing, including:

- Develop housing at different density ranges to provide housing affordable to all income levels.
- Promote affordable housing development through the provision of a variety of housing types, including flats, townhomes, smaller-lot single-family homes, and other types of housing that are affordable in nature.
- Promote the production of very-low and low income affordable housing in all residential and village designations.
- Support development of on-site inclusionary housing within all specific plan proposals.
- Encourage on-site inclusionary housing within all residential development proposals.
- Create affordable home ownership opportunities for moderate income buyers.

a. Encourage development of moderately priced, market rate housing affordable to middle income households.

b. Promote homebuyer assistance programs for moderate income households.

c. Residential Land Use Designations

Five varying residential land use designations, in addition to Village categories, are applied within the CPU area. The residential land use designations are described below.

- The **Residential – Very Low** designation provides for single-family housing within the lowest-density range of 0–4 du/ac. This designation occurs along the CPU area's western border.
- The **Residential – Low** designation provides for both single-family and multi-family housing within a low-density range of 5–9 du/ac. Other than Open Space, this designation is the primary proposed land use in the Northwest District.
- The **Residential – Low to Medium** designation provides for both single-family and multi-family housing within a low-medium density range at 10-14 du/ac. This designation occurs in very northwest corner of the CPU area, adjacent to similar land uses in the adjacent community of Otay-Nestor.
- The **Residential – Medium** designation provides for both single-family and multi-family housing within a medium-density range at 15-29 du/ac. This designation occurs in a small area adjacent to I-805 freeway.
- The **Residential – Medium to High** designation provides for multi-family housing within a medium-high-density range of 30–44 du/ac. This designation occurs just north of SR-905 in the Northwest District, adjacent to institutional and community commercial land uses.

Buildout of the residential (including Village) land uses in the CPU would generate approximately 18,774 housing units (Table 3-3).

TABLE 3-3
CPU RESIDENTIAL DENSITY RANGES/
ESTIMATED SINGLE-FAMILY AND MULTI-FAMILY DWELLING UNITS

Designation	Density Range (du/acre)	Single-family Units	Multi-family Units
Residential – Very Low	0-4	59	0
Residential – Low	5-9	2,814	0
Residential –- Low to Medium	10-14	0	860
Residential – Medium	15-29	0	1,321
Residential – Medium to High	30-44	0	2,594
Neighborhood Village (Residential Required)	15-25	1,400	4,480
Community Village	30-35	0	5,246
TOTAL		4,273	14,501

The CPU would increase the number of multi-family and affordable housing units above what is envisioned in the adopted Community Plan, and provide a more cohesive community by designating village areas that include residential uses in locations in proximity to services, public facilities, and public transportation.

The CPU addresses three specific needs. First, there is a need for larger living units to accommodate typically larger households. Second, the current community is in need of affordable housing opportunities, based on generally lower household income and larger household size. Finally, the community would benefit from residential development within close proximity to future job opportunities in Otay Mesa that would be comparable with the citywide median for.

3.4.3.3 Commercial Employment, Retail, and Services

Commercial land uses within the CPU account for 5 percent of overall land area. A majority of these lands are located in proximity to the SR-125, SR-905, and the POE to meet the demand of border-related activity. Existing commercial lands, serving both regional and community functions, are primarily located within the Northwest District. Commercial land uses range from neighborhood-serving commercial uses within the Northwest District to heavy commercial uses closer to the border.

Market analysis shows there is sufficient commercial acreage within Otay Mesa to service the community through buildout; however, with the CPU, additional neighborhood and community serving commercial is anticipated within the village areas. The CPU identifies land for various types of commercial uses, including Community Commercial, Regional Commercial, and Heavy Commercial, as described below. Policies and recommendations relating to each of the commercial land use categories are found within the CPU.

- The **Community Commercial** designation provides for shopping areas with retail, service, civic, and office uses for the community at large within 3 to 6 miles. Residential uses are prohibited under this designation. The CPU calls for the maintenance of Community Commercial areas in Otay Mesa to support the development of retail, office and other commercial services to serve surrounding areas.
- The **Regional Commercial** designation serves the region within 5 to 25 miles, with a wide variety of uses, including commercial service, civic, retail, office and limited industrial uses. The CPU calls for the maintenance and enhancement of regional commercial uses for use by Otay Mesa and surrounding areas.
- **Heavy Commercial** designation provides for retail sales, commercial services, office uses, and industrial uses such as wholesale, distribution, storage, and vehicular sales and service that cater to the maritime industries. Residential uses would be prohibited under this designation. The CPU states that Heavy Commercial, a mixture of industrial and commercial uses, would be allowed near the POE and along Otay Mesa Road, where existing development would be a mix of industrial and commercial uses.

3.4.3.4 Industrial

Industrial land uses in Otay Mesa help drive the economic prosperity of San Diego by importing wealth to the regional economy through the production of goods and the development of intellectual products and processes which are exported to national and international markets. These base-sector industries are crucial to the growth and sustainability of the regional economy. The use of a variety of industrial land use designations (Heavy, Light, International Business and Trade, Business Park – with and without Residential) in Otay Mesa would protect and enhance the existing industrial uses, while providing an opportunity to increase the industrial capacity. The CPU establishes polices and recommendations for each type of industrial designation. (Further discussion of industrial land uses is also found in the Economic Prosperity Element, Chapter 5 of the CPU.) The CPU's identification of lands as prime industrial is intended to protect these valuable employment lands and prevent future encroachment of uses that do not conform to the purpose of prime industrial. In general, Otay Mesa's prime industrial land consists of lands designated for industrial and base-sector uses.

The Economic Prosperity Element of the General Plan addresses the relationship between industrial lands and the economic health of the City. As stated in the General Plan, the policies "are intended to strengthen our industries, retain and create good jobs, with self-sufficient wages, increase income, and stimulate economic investment in our communities." The element also addresses prime industrial lands that support export-oriented base sector activities such as warehouse distribution, heavy or light manufacturing, and research and development uses.

a. Heavy Industrial

The **Heavy Industrial** designation provides for industrial uses emphasizing base sector manufacturing, wholesale and distribution, and primary processing uses that would have nuisance or hazardous characteristics. This designation would promote efficient industrial land use with minimal development standards, while providing proper safeguards for adjoining properties and the community in general. This designation would limit the presence of non-industrial uses in order to preserve land that would be appropriate for large-scale industrial users. Policies pertinent to heavy industrial uses include:

- Maintain lands designated as Heavy Industrial where uses with nuisance or hazardous characteristics can locate safe from encroachment by sensitive receptors.
- Provide adequate land use buffers and/or distance separation from residential uses for heavy industrial proposals with hazardous or toxic substances.
    a. Consider office, commercial, retail and parking uses as acceptable buffer uses within the village-freeway interface area.
    b. Locate schools, parks and libraries outside of interface areas. (see Section 5.3 Air Quality for details about facilities and buffer distances).
    c. Determine distance separation on a case by case basis based on an approved study submitted by an applicant, or if no study is prepared, provide a 1000-foot minimum distance separation.
    d. Apply the buffer to sensitive receptors located along the Mexican Border.
- Reduce or mitigate the environmental and negative impacts of Heavy Industrial uses on surrounding areas, such as noise, visual, and air quality impacts. Consider design elements that include, but are not limited to, landscape, site orientation, fencing, and screening.

b. Light Industrial

The **Light Industrial** designation allows a wider variety of industrial uses by permitting a full range of light manufacturing, research and development, and adding other industrial uses such as storage and distribution. Multi-tenant industrial uses and corporate headquarters offices are permitted. CPU policy addressing light industrial uses includes:

- Maintain the Light Industrial land use designation for the development of light manufacturing, distribution and storage uses, while providing adequate buffers, such as distance, landscape, berms, walls and other uses, where adjacent to open space, residential development, and educational facilities.

c. International Business and Trade

The **International Business and Trade (IBT)** designation combines the uses permitted in both Business Park and Light Industrial designations. The designation allows single- and multi-tenant office, research and development, light manufacturing, and storage and distribution uses. The IBT would be applied in portions of community adjacent to the border, POE, or areas in transition to higher intensity industries. CPU policies pertaining to International Business and Trade land uses include:

- Provide the International Business and Trade land use designation to support a wide range of industrial land uses which can intensify over time.

d. Business Park/Business Park-Residential Permitted

The **Business Park** designation allows office, research and development, and light manufacturing uses. This designation would not permit storage and distribution uses, except as accessory to the primary use. CPU policies pertaining to Business Park land uses include:

- Allow for a wide range of businesses that do not negatively impact sensitive receptors to locate in the Business Park areas adjacent to parks and village areas.
- Provide adequate buffers, such as distance, landscape, berms, walls and other uses, where adjacent to public parks and village areas.
- Develop synergy with the adjacent village and public facility uses to maximize non-vehicular trips.
- Allow office, research and development, and optional residential uses in the Business Park-Residential Permitted area.
    a. Allow optional residential uses with proposals that conform to APCD and HAZMAT adjacency guidelines and regulations.
    b. Implement proposals with optional residential uses with Business Park Residential Permitted CPIOZ, where the residential use does not exceed 49 percent of the contiguous area with the Business Park, Residential Permitted, and the density range for the multifamily residential uses is 15-44 dwelling units per acre.
- Provide adequate buffers, such as land uses, landscape, walls, and distance between the residential component of the Business Park – Residential Permitted lands, and Britannia Boulevard and SR-905 to minimize negative impacts of air quality, noise, and truck transportation on residents.

3.4.3.5 Community Plan Implementation Overlay Zone

Two Community Plan Implementation Overlay Zones would apply in the CPU area.

The Otay Mesa Community Plan Implementation Overlay Zone (OM CPIOZ) would include all industrial and commercial properties within Otay Mesa except for the approximately 26-acre site designated as Business Park Residential Permitted. The OM CPIOZ is required to ensure protection of sensitive resources, construction of the circulation infrastructure, and conformance with the appropriate policies from the Urban Design Element.

The Business Park, Residential Permitted Community Plan Implementation Overlay Zone (BPRP CPIOZ) **would** include the approximately 26-acre site designated Business Park, Residential Permitted just west of Britannia Boulevard and north of Airway Road**. The BPRP CPIOZ is required to ensure that residential development does not exceed 49% of the total site.**

See Section 3.5 for the specific community plan implementation overlay zone language.

3.4.3.6 Institutional

The Institutional land use designation provides for uses that are identified as public or semi-public facilities which offer public or semi-public services. Uses may include, but are not limited to, military facilities, community colleges, communication and utilities, transit centers, schools, libraries, and police and fire stations. Institutional land uses include Brown Field, fire stations, police station, schools, libraries, the Cross Border Facility, and Southwestern Community College. Institutional policies and recommendations contained in the CPU include the following:

- Provide public services consistent with General Plan Standards.
- Provide schools consistent with the San Ysidro and Sweetwater Union High School Districts standards.
    a. Work cooperatively with districts to provide schools within close proximity to housing development.
    b. Work cooperatively with districts to provide innovative educational opportunities and services, such as K-8 schools and multi-level schools to reduce site acquisition costs and development footprint.
    c. Collaborate with San Ysidro School District on the locations for two to three additional K-8 schools and one to three additional K-6 schools within the Southwest and Central village areas based on the projected housing units and population.

d. Collaborate with the Sweetwater Union High School District to provide one additional high school for the future residential development and population projections.

- Allow a Cross Border Facility and its ancillary uses in the general area south of Siempre Viva Road and east of Britannia Boulevard directly across from the Rodriguez International Airport.

3.4.3.7 Parks, Open Space, and Recreation

Otay Mesa's topography of mesa tops and extensive canyon systems has created a unique opportunity for the City to designate open space. Lands adjacent to open space networks within Otay Mesa offer potential recreation opportunities, visual relief to the development on the mesa tops, serve as wildlife and biological preserves, and offer educational and interpretive opportunities. Park and open space designations in the CPU include:

- The **Open Space** land use designation provides for open space that would have utility for the following: primarily passive park; conservation of land, water, or other natural resources; historic or scenic purposes; visual relief; or landform preservation.
- The **Park** land use designation provides for areas designated for passive and/or active recreational uses, such as community parks and neighborhood parks.

Open space policies and recommendations contained in the CPU include the following:

- Maintain the existing Open Space, and collaborate with the wildlife agencies, environmental groups and the public to ensure adequate conservation for sensitive biological resources.
- Create a close relationship between the natural environment of the Otay River Valley, Spring Canyon, and the Dennery Canyon systems and developed areas through the provision of multi-use trails and educational elements.
- Maintain existing parks within the Northwest District, and develop remaining parks in the Riviera Del Sol and Hidden Trials neighborhoods.
- Identify and provide population-based parks per the General Plan standards at locations that are accessible and centrally located to most users within the Southwest and Central Villages. Create pedestrian pathways that connect parks with activity centers.

3.4.3.8 Airports and Airport Land Use

Planned land uses within Otay Mesa are influenced by the presence of two airports: Brown Field and General Abelardo L. Rodriguez International Airport. Brown Field is a

busy general aviation airport and is located in the center of Otay Mesa. General aviation encompasses all aviation except air carrier and military. General Abelardo L. Rodriguez International Airport, with direct international flights, lies directly to the south of the CPU area. The Cross Border Facility, which is discussed further in the Mobility and Urban Design Elements, has recently been approved by the City. The Cross Border Facility is located in the CPU area adjacent to the U.S.-Mexico border on a 63.8-acre property. The project includes the construction of a Cross Border Facility, parking, and industrial office/warehouse uses. The goals of the project include providing a more convenient and secure border crossing to access the General Abelardo L. Rodriguez International Airport, facilitating cross border movement of ticketed air travelers, maintaining security of the border, and developing uses that would serve airline passengers.

Policies and recommendations pertaining to airports and airport land use compatibility include:

- Collaborate with the airport operator (Caltrans) and the Federal Aviation Administration in the modernization and development of Brown Field.
- Review projects within the Airport Influence Area for consistency with the adopted ALUCP.

3.4.3.9 Border Facilities

Otay Mesa is home to the international border crossing known as the Otay Mesa Land POE, which is vitally important to international trade and the regional economy. The POE is a multi-modal (commercial, non-commercial, and pedestrian) POE. Policies and recommendations pertaining to the POE include:

- Collaborate with federal, state, and local agencies to minimize impacts to Otay Mesa properties and infrastructure from any expansion of the existing facility.
- Work cooperatively with outside agencies to minimize land use and infrastructure impacts to Otay Mesa from any new port of entry and its corresponding freeway/roadway network.

3.4.4 Mobility Element Roadways

The CPU contains numerous new roadways, along with classification changes to existing Mobility Element roadways. Classification changes would be required because of land use changes as well as redistribution of traffic on existing Mobility Element roadways. Proposed changes in the CPU area circulation network are summarized in Table 3-4. These changes are proposed based on future roadway capacity needs.

TABLE 3-4
CPU ROADWAY CLASSIFICATIONS

Street	Segment	Existing CP Class	CPU Class
Otay Mesa Road	Street A to Caliente Ave.	6-PA	6-M
	Alisa Ct. to La Media Rd.	6-PA	6-PA
	La Media Rd. to Piper Ranch Rd.	7-M	6-PA
	Piper Ranch Rd. to SR-125	8-M	6-PA
	SR-125 to Harvest Rd.	4-P	6-PA
	Harvest Rd. to Sanyo Ave.	4-M	6-PA
	Sanyo Ave. to Enrico Fermi Dr.	4-M	6-PA
Airway Road	Heritage Rd. to Cactus Rd.	4-M	6-PA
	Cactus Rd. to Britannia Blvd.	4-M	6-M
Siempre Viva Road	Caliente Ave. to West Terminus	4-M	2-CL
Caliente Avenue	Otay Mesa Rd. to SR-905	6-M	6-PA
	SR-905 to Airway Rd.	6-M	6-PA
	Airway Rd. to Beyer Blvd.	4-M	6-M
Heritage Road/Otay Valley Road	Avenida De Las Vistas to Datsun St.	6-M	6-PA
	Datsun St. to Otay Mesa Rd.	6-M	6-PA
	Otay Mesa Rd. to SR-905	6-M	6-PA
	SR-905 to Airway Rd.	6-M	6-PA
Cactus Road	Otay Mesa Rd. to Airway Rd.	4-CL	4-M
	Airway Rd. to Siempre Viva Rd.	4-CL	4-M
Britannia Boulevard	Otay Mesa Rd. to SR-905	4-M	6-PA
	SR-905 to Airway Rd.	4-M	6-PA
	Airway Rd. to Siempre Viva Rd.	4-M	6-M
	Siempre Viva Rd. to South End	2-C	4-CL
La Media Road	Birch Rd. to Lone Star Rd.	6-PA	N/A
	Lone Star Rd. to Aviator Rd.	6-PA	4-M
	Aviator Rd. to Otay Mesa Rd.	6-PA	4-M
	Airway Rd. to Siempre Viva Rd.	4-M	5-M
Harvest Road	South of Otay Mesa Rd.	4-M	2-CL
	Airway Rd. to Otay Center Dr.	4-M	4-CL
	Otay Center Dr. to Siempre Viva Rd.	4-M	4-CL
Enrico Fermi Drive	Airway Rd. to Siempre Viva Rd.	4-M	4-CL
	Siempre Viva Rd. to Via de la Amistad	4-M	4-CL
Lone Star Road	SR-125 to Piper Ranch Rd.	4-M	6-PA
	Piper Ranch Rd. to City/County Boundary	4-M	6-PA
Aviator Road	Heritage Rd. to La Media Rd. [1]	2-C	4-CL
Corporate Center Drive	Progressive Ave. to Innovative Dr.	2-C	2-CL
Sanyo Avenue	Otay Mesa Rd. to Airway Rd. [2]	4-C	4-CL
Paseo de las Americas	Airway Rd. to Siempre Viva Rd.	2-C	4-CL
	Siempre Viva Rd. to Marconi Dr.	2-C	4-CL
Marconi Drive	Paseo de las Americas to Enrico Fermi Dr.	2-C	2-CL
Otay Center Drive	Harvest Rd. to Siempre Viva Rd.[2]	4-C	4-CL
St. Andrews Avenue	Otay Mesa Center Rd. to La Media Rd.	2-C	4-CL
Gailes Boulevard	Otay Mesa Rd. to St. Andrews Ave.	2-C	4-C
Otay Mesa Center Road	Otay Mesa Rd. to St. Andrews Ave.	2-C	4-CL
Datsun Street	Innovative Dr. to Heritage Rd. [1]	2-C	4-CL
Avenida Costa Azul	Otay Mesa Rd. to St. Andrews Ave. [1]	2-CL	4-CL
Excellante Street	Airway Rd. to Gigantic St.	4-C	2-C
Gigantic Street	Excellante St. to Centurion St.	4-C	2-C
Centurion Street	Airway Rd. to Gigantic St.	4-C	2-C

[1]A new roadway added to Mobility Element by the CPU.
[2]Functional classification is identified in the table, as the roadway is not currently classified.

Legend

8-M	= 8-lane Major Arterial	5-M	= 5-lane Major Arterial (3SB/2NB)	2-CL	= 2-lane Collector (with continuous left-turn lane)
7-PA	= 7-lane Primary Arterial	4-P	= 4-lane Primary Arterial	4-C	= 4-lane Collector (w/o continuous left-turn lane)
7-M	= 7-lane Major Arterial	4-M	= 4-lane Major Arterial	2-CN	= 2-lane Collector (no fronting property)
6-PA	= 6-lane Primary Arterial	4-CL	= 4-lane Collector (w/continuous left-turn lane)	2-C	= 2-lane Collector (w/o continuous left-turn lane)

Construction of the Mobility Element Roadway Network would occur as future implementing actions to the CPU through either capital improvement projects or in conjunction with future development projects. Mobility Element roadway improvements are addressed in this PEIR at a program-level and would require subsequent environmental review and approvals. Conceptual alignments of the proposed roadway network are shown on Figure 3-6.

3.4.5 CPU Implementation

The CPU would be implemented through a number of different mechanisms that are outlined in Chapter 11 of the CPU. It describes the necessary actions and key parties responsible for realizing the CPU's vision. Implementing these mechanisms would require the active participation of the City departments and agencies; regional agencies such as SANDAG and MTS; and the community. The CPU also recommends a number of funding mechanisms for the City to pursue as ways to finance the implementation of the CPU in a viable manner.

3.4.5.1 Implementing Actions

- Amend the General Plan.
- Rezone concurrently with the adoption of the CPU by the City Council.
- Completion of circulation network and public facilities improvements.
- Completion of a PFFP identifying present and future community needs, the capital improvements necessary to accommodate future development, and the sources for financing the improvements.
- Formation of additional assessment districts and community facilities districts through the cooperative efforts of property owners and the community.

3.4.5.2 Amendments to the Community Plan

Changes to the CPU, following its adoption, may be proposed in order to address circumstances and opportunities. If approved, they would take the form of amendments. Within the Southwest and Central Village areas, specific plans would be processed as plan amendments. The City's Planning Commission and City Council are responsible for reviewing and evaluating recommendations, and/or approving any amendments. Any proposed amendment would be subject to environmental review.

3.4.5.3 Funding Mechanisms

Implementing improvement projects would require varying levels of funding. A variety of funding mechanisms would be available depending on the nature of the improvement project:

- Instituting facilities benefits assessments for new development and impact fees for intensification of uses.
- Requiring certain public improvements as part of new development.
- Establishing community facilities districts and/or infrastructure funding districts for specified infrastructure.
- Applying for grants from the state and federal government for improvements due to regional impacts from cross-border facilities.
- Creating assessment districts to help fund operations and management.

3.4.5.4 Priority Public Improvements and Funding

Improvements to streets and open spaces vary widely in their range and scope; some would be implemented incrementally as scheduled street maintenance occurs, and others would require significant capital funding from city, state, regional, and federal agencies. Working with other city agencies, these projects would be prioritized and included in SANDAG's RTP. Grants and other sources of funding would be pursued wherever possible.

3.4.5.5 CPU Administration

As indicated above, the CPU would implement the General Plan policies through the provision of more community-specific recommendations. The concurrent rezone would rescind the OMDD and update zoning regulations within the CPU area. Amendments to the LDC would also be required to create implementing zones for proposed commercial and industrial land use designations under the CPU. An updated PFFP would be adopted concurrently to allow for implementation of the CPU.

3.4.5.6 Future Actions

The CPU would be implemented through subsequent activities, requiring a variety of discretionary and ministerial actions. These subsequent activities would be public (i.e., roads, parks, public facilities) or private projects and are referred to as future development or future projects in the text of the PEIR. A non-exclusive list of regulatory actions required for future implementing activities is shown on Table 3-5.

TABLE 3-5
FUTURE ACTIONS

City of San Diego Actions
- Tentative Maps
- Planned Development Permits
- Site Development Permits
- Multi-Habitat Planning Area Boundary Line Adjustments
- Update the Public Facilities Financing Plan and Facilities Benefit Assessment
- Formation of Community Facilities Districts
- Conditional Use Permits
- Neighborhood Development Permits
- Street Vacations, Release of Irrevocable Offers of Dedication, and Dedications
- Encroachment permits for maintenance of structures by an entity other than the City within City right-of-way
- Ministerial permits for grading, storm water infrastructure, water and sewer infrastructure and road improvements

State of California Actions
- Local Agency Formation Commission (LAFCO) Annexation
- Caltrans Encroachment Permits
- Section 1602/1603 Streambed Alteration Agreements
- Caltrans 2081 Memorandum of Understanding for State Endangered Species
- Water Quality Certification Determination for Compliance with Section 401
- Department of Education approval of school sites

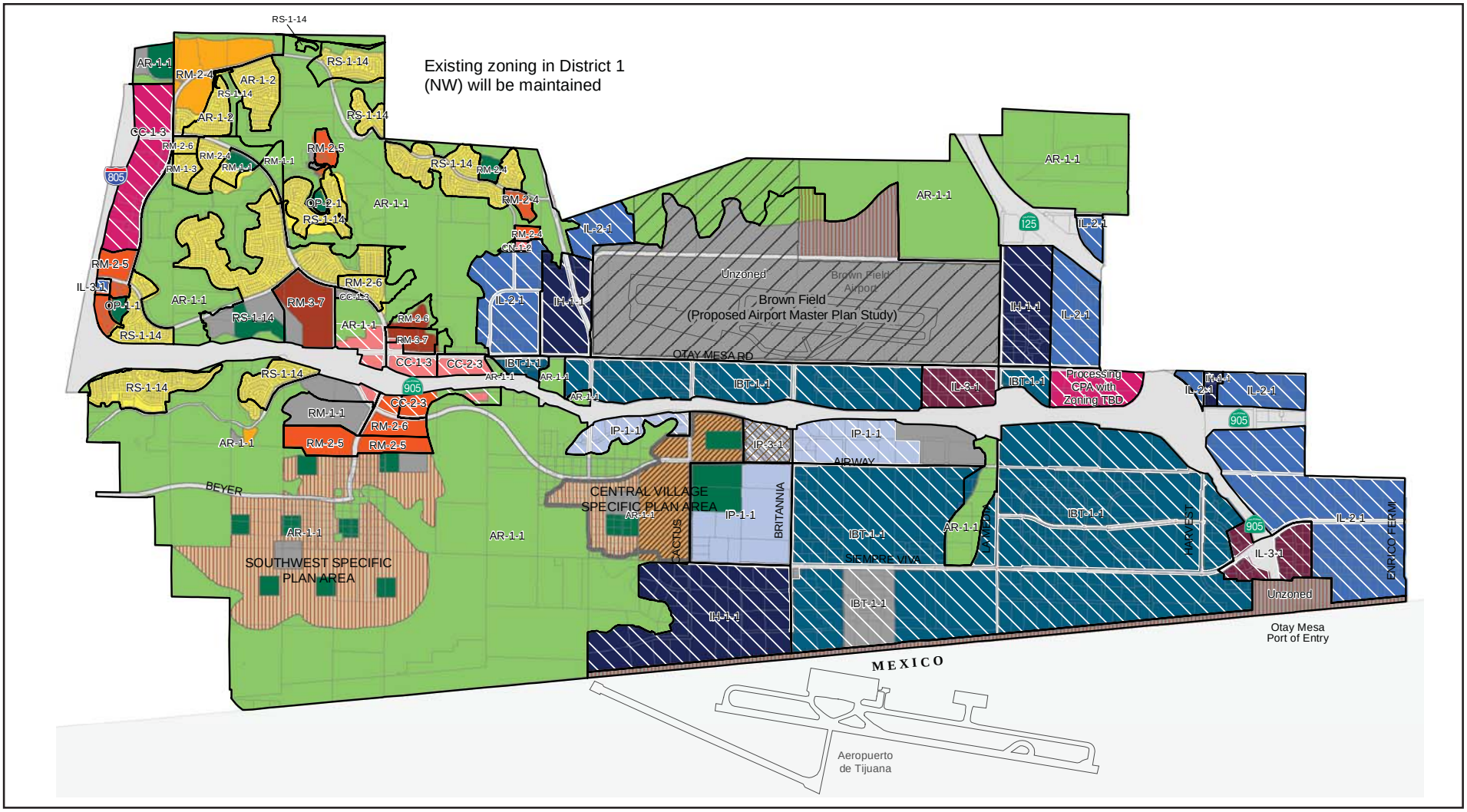
Federal Actions
- Section 404 Permits
- USFWS Section 7 or 10 (a) Take Authorization
- FAA Determinations

Other Agencies Actions
- San Diego County Regional Airport Authority Consistency Determination
- SDG&E/Public Utilities Commission approval of powerline relocation
- APCD Authority to Construct/Operate

3.5 Zoning

The CPU would rescind the existing OMDD zoning and replace it with citywide zones contained within the LDC (Figure 3-9). An amendment to the LDC would be required to incorporate an IBT zone to implement the IBT land use category, summarized in Table 3-1. The intent of the IBT is to encourage uses that interact with and support industrial and international trade with Mexico and other global markets. This zone would allow for single- and multi-tenant office, research and development, light manufacturing, and storage and distribution uses. Commercial uses within the IBT would be subject to a floor area ratio (FAR) limitation of 0.3, and industrial uses would be subject to an FAR limitation of 0.5. (These standards would be included in the City's LDC.)

Map Source: City of San Diego



General Land Use Categories

Parks, Open Space, and Institutional
- Open Space
- Parks
- Institutional

Village Centers
- Neighborhood Village 15 - 25 du/ac
- Community Village 30 - 35 du/ac

Residential
- Residential - Very Low 0-4 du/ac
- Residential - Low 5-9 du/ac
- Residential - Low Medium 10-14 du/ac
- Residential - Medium 15-29 du/ac
- Residential - Medium High 30-44 du/ac

Commercial - Residential Prohibited
- Community Commercial
- Regional Commercial
- Heavy Commercial

Industrial - Residential Prohibited
- Business Park - Office Permitted
- Light Industrial
- International Business and Trade
- Heavy Industrial
- Business Park - Residential Permitted 15 - 44 du/ac
- Business Park - Residential Permitted CPIOZ

Overlays
- U.S. Government Facility
- Brown Field Boundary
- Community Plan Boundary
- Proposed Otay Mesa CPIOZ

No Scale

FIGURE 3-9
Otay Mesa Proposed Zoning

Additionally, two CPIOZs would be adopted concurrent with the CPU. The first, the Otay Mesa (OM) CPIOZ, would apply to the areas designated for commercial and industrial uses as

shown on Figure 3-9. The second CPIOZ is the Business Park, Residential Permitted (BPRP) CPIOZ. The CPIOZ standards below shall apply to the areas designated as Otay Mesa and Business Park, Residential Permitted by the Community Plan.

Future commercial, business park and industrial development applications for properties that are subject to the OM CPIOZ and that are consistent with the CPU zone regulations, and the supplemental CPIOZ regulations, would be processed ministerially (CPIOZ Type A) in accordance with the procedures of the CPIOZ as indicated below:

- Development on properties that have not been previously graded, or have been graded but have not otherwise developed, and comply with all of the following:

    a. Submittal of an Archeological Survey prepared by a qualified archeologist that determines there is no presence of archeological resources on site.

    b. Submittal of a Paleontological Letter prepared by a qualified paleontologist that includes geological formation information which could contain fossil resources that determines there is no presence of paleontological resources on site.

    c. Submittal of a Focused Biological Survey prepared by a qualified biologist in accordance with the Biology Guidelines of the LDC, confirmed and accepted by the City Manager, that states there is no presence of sensitive plants and animal species, or habitats on site.

- Development on properties that have been previously graded and developed with structures, and conform to the following policies of the Urban Design Element of the Otay Mesa Community Plan:

    d. For all industrial development, proposals shall conform to:

        i. Section 4.1: Policy 4.1-10;

        ii. Section 4.2: Policies 4.2-1, 4.2-2 a-c, 4.2-4,4.2-5, 4.2-6, 4.2-8 b, 4.2-9, 4.2-10, and 4.2-11;

        iii. Section 4.3: 4.3-1 and 4.3-2 for projects adjacent to canyons and Open Space, 4.3-4 for proposals along Airway Road, 4.3-3, 4.3-5, and 4.3-7 for all proposals;

        iv. Section 4.5:All policies;

        v. Section 4.7: All policies;

vi. Section 4.8:All policies;

vii. Section 4.9: All policies;

viii. Section 4.10: Policy 4.10-1.

e. For all commercial development, proposals shall conform to:

i. Section 4.1: Policies 4.2-1, 4.2-2 a-c, 4.2-4,4.2-5, 4.2-6, 4.2-8 b, 4.2-9, 4.2-10, 4.2-11,

ii. Section 4.3: 4.3-1 and 4.3-2 for proposals adjacent to canyons and Open Space; 4.3-4 for proposals along Airway Road; 4.3-5, 4.3-7 for all proposals;

iii. Section 4.4:All policies;

iv. Section 4.7: All policies;

v. Section 4.8:All policies;

vi. Section 4.9: All policies;

vii. Section 4.10: Policy 4.10-1.

- Development that includes construction of the abutting street(s) to the street classification identified in the Circulation Element of the Otay Mesa Community Plan.

- Documentation from a California Registered Traffic Engineer, confirmed and accepted by the City Engineer, stating that the proposed project's traffic volumes are based on the City's trip generation rates and are less than 1,000 ADT.

The BPRP CPIOZ includes the approximately 26-acre site designated Business Park, Residential Permitted just west of Britannia Boulevard and north of Airway Road.

CPIOZ A

The following standards apply to the area designated for Business Park, Residential Permitted as shown in Figure 3-9. Future development applications for properties identified on Figure 3-9 that are consistent with the community plan, the base zone regulations, and these supplemental regulations will be processed ministerially (CPIOZ A) in accordance with the procedures of the CPIOZ (Municipal Code Chapter 13, Article 2, Division 14).

Development that complies with all of the following shall be processed as CPIOZ Type A:

- A minimum of 13.52 acres (51 %) of the Business Park, Residential CPIOZ area shall be developed with industrial use.
- Residential development may occur provided that :
  a. Residential development not exceed 13.0 acres (49%) of the Business Park Residential CPIOZ;
  b. The residential development is at a density of 15-44 dwelling units per acre, and
  c. The residential development is developed in accordance with the development regulations of the RM-3-7 zone, except that the lot area, lot dimensions, floor area ratio, and setbacks be in accordance with the IP-3-1 zone.
- Development is in conformance with the following policies of the Urban Design Element of the Otay Mesa Community Plan:
  a. Section 4.1: Policy 4.1-9;
  b. Section 4.2: Policies 4.2-1, 4.2-2 a-c, 4.2-5, 4.2-6, 4.2-8 b, 4.2-9, 4.2-10, 4.2-11;
  c. Section 4.3: 4.3-3, 4.3-1, 4.3-5, 4.3-7;
  d. Section 4.5: Policies 4.5-1 – 4.5-9;
  e. Section 4.7: All policies;
  f Section 4.8: All policies;
  g Section 4.9: All policies;
  h. Section 4.10: Policy 4.10-1.

CPIOZ Type B

Development proposals that do not comply with the supplemental regulations for either the OM or the BPRP CPIOZ Type A (Process 2) and the regulations of the underlying zone would apply for a CPIOZ Type B permit (Process 3). Applications for a CPIOZ Type B permit would meet the purpose and intent of the regulations of the underlying zone and the supplemental regulations. Deviations from these regulations would be granted by the City Manager in accordance with the procedures of the CPIOZ. Development proposals on any parcel identified as CPIOZ Type B would be required to obtain discretionary approval through a Site Development Permit. Implementation of the CPIOZ would ensure consistency of all future development with CPU goals and policies.

All areas with residential land use designations (including the Southwest Specific Plan Area) would retain their existing zoning with adoption of the CPU, with the exception of the Central Village. This area would be rezoned to an agricultural zone. The agricultural zone would be used as a "holding zone" until greater specificity is proposed by the property owners with the Specific Plan area per the Land Use Element of the CPU.

3.6 Project Design Considerations

Several design considerations, beyond compliance with mandatory existing regulations, have been incorporated into the CPU to avoid or reduce environmental impacts. These are further described below in Table 3-6.

TABLE 3-6
SUMMARY OF PROJECT DESIGN CONSIDERATIONS

Subchapter/Issue	Project Design Consideration
5.2 Landform Alteration/Visual Quality	To reduce impacts to aesthetic impacts and visual compatibility of land uses: • Future projects would be required to adhere to the CPU land use and development design guidelines.
5.3 Air Quality/Odor	To reduce impacts from construction emissions: • Construction operations of future development are subject to the requirements established in Regulation 4, Rules 52 and 54, of the San Diego APCD's rules and regulations. • Grading Ordinance
5.4 Biological Resources	To reduce impacts to sensitive species: • Future development would be required to conduct site specific surveys to identify the presence of sensitive habitats and species, as well as any protocol surveys required by state or federal agencies, and determine the extent of the impacts.
	To reduce indirect effects to any biological resources: • All future development must implement the Land Use Adjacency Guidelines and policies contained within the MSCP Subarea Plan
5.6 Human Health/ Public Safety/ Hazardous Materials	To reduce the threat of wildfires: • The City requires submittal of Brush Management Plans (Land Development Code §142.04 et seq.) which are intended to address measures to reduce the risk of significant loss, injury, or death involving wildland fires for each individual project.
	To reduce fire hazards: • As a standard condition of approval, future development would be required to comply with the 2007 California Fire Code (CFC) requirements. To reduce the risk of an explosion or the release of hazardous substances future development would be required to comply with: • State law (California Health and Safety Code) that requires the mapping of "general areas" within which hazardous waste facilities might be established. • CPU policies that address residential – industrial interface and the use of hazardous materials. • Municipal Code, Public Safety Morals and Welfare Regulations pertaining to hazardous and flammable materials, explosives, etc. To reduce potential hazards associated with international truck traffic: • International trucks traffic would be required to adhere to the specific circulation plan defined in the CPU Mobility Element.

TABLE 3-6
SUMMARY OF PROJECT DESIGN CONSIDERATIONS
(continued)

Subchapter/Issue	Project Design Consideration
5.7 Hydrology/ Water Quality	To reduce impacts associated with increased impervious surfaces, runoff and water quality: • Future development would be required to implement storm water discharge BMPs and develop a Storm Water Pollution Prevention Plan and monitoring program plan consistent with the City's Storm Water Regulations (City's Storm Water Management and Discharge Control Ordinance (§43.0301) and NPDES General Permit No. CAS000002).
5.8 Geology/ Soils	To reduce the potential for erosion, especially in steep slope areas: • Future development would be required to comply with the National Pollutant Discharge Elimination System (NPDES) permits which would require Best Management Practices (BMPs) at the project-level.
	To control erosion during and after construction: • Future development would be required to comply with measures contained within the City's Grading Ordinance.
5.9 Energy Conservation	To promote sustainable development and reduce the consumption of electricity or fuel and other forms of energy: • Future development would be encouraged to reduce energy use and consumption through the CPU and guidelines contained in the General Plan. • For the future construction or renovation of municipal buildings, sustainable building practices are required in the City's Sustainable Building Policy (900-14).
5.10 Noise	To reduce impacts associated with an increase in the existing ambient noise level: • Future development would be subject to compliance with the General Plan Noise Compatibility Standards and the Noise Ordinance.
	To reduce noise impacts associated with residential - industrial interface: • Future development would be subject to the policies of the CPU and performance standards provided in the City's Noise Ordinance (San Diego Municipal Code 59.5.0401).
	To reduce potential impacts associated with aircraft noise: • Future development would be required to comply with the noise level standards and land use compatibility guidelines in the Airport Land Use Compatibility Plan (ALUCP) for Brown Field.

TABLE 3-6
SUMMARY OF PROJECT DESIGN CONSIDERATIONS
(continued)

Subchapter/Issue	Project Design Consideration
5.14 Utilities	To reduce impacts from solid waste: • Future development in the CPU area would be required to provide space for recycling and incorporate recycling and waste reduction measures for construction, demolition, and occupancy. • Future development would be required to develop Waste Management Plans (WMP) targeting at least 75% waste reduction. To reduce impacts from Storm Drain Facilities: • Future development would be subject to LDC Storm Water Runoff and Drainage Regulations.
5.16 Population and Housing	To reduce impacts associated with population growth: • Future development would be subject to policies in the CPU that address the provision of affordable housing and would be required to comply with the City's Inclusionary Affordable Housing Ordinance.

3.6.1 Sustainability

Several sustainable building concepts and practices have been incorporated into the CPU policies. These design elements serve to reduce or avoid potential environmental effects associated with water and energy consumption, consumption of nonrenewable or slowly renewing resources, and urban runoff.

- ***Mixed-Use/Transit-Oriented Village Centers***. The CPU proposes two mixed-use village opportunity areas, centered on transit stations, educational and recreational facilities. The village concept is intended to reduce vehicle trips and miles traveled and support walking and biking as a transportation choice. The SANDAG RTP identifies a bus rapid transit corridor (the South Bay Bus Rapid Transit [BRT]) that would connect to the bus route that would travel through the two village centers and lead to the orange line trolley and downtown San Diego. In addition, implementation of the policies contained in the Land Use, Mobility, Recreation, and Conservation elements of the CPU would improve mobility within the CPU area, and surrounding neighborhoods through the development of a more balanced, multi-modal transportation network, including a more complete bicycle network.

- ***Low Impact Development***. Much of the CPU area is undeveloped or underdeveloped. The Conservation Element calls for storm water to be managed through low-impact development (LID) principles including the use of pervious surface materials, appropriate design of infrastructure, and other hydro-management techniques. Urban Design Policy 4.9-5 establishes several best management practices to be integrated into new development.

- ***Urban Forest and Agriculture.*** The Conservation Element of the CPU sets forth policies for enhancing the community's urban forest and establishing community gardens. Street tree and private tree planting programs are low cost, low-technology methods for improving the visual landscape and air quality in Otay Mesa. Implementation of the Otay Mesa urban forest would require consistency with the Landscape Standards of the LDC and the Otay Mesa Community Street Tree List (Appendix B of the CPU), which requires all development to plant and maintain street trees as identified in the tree list. Policy 8.6-1 advocates the creation of community gardens where there would be sufficient demand, appropriate land, and where they would not generate adverse impacts on adjacent uses.

- ***Water, Wastewater, and Storm Water Infrastructure.*** Implementation of Wastewater, Water, and Storm Water Infrastructure policies in Sections 6.2 through 6.4 of the Public Facilities, Safety, and Services Element provide for expansion of water and sewer facilities, while improving the sustainability of the systems through LID design, reclaimed water, and improved drainage facilities to address flooding problems within the plan area. In addition, Policy 4.9.5 of the Urban Design Element would ensure that the design of development integrates storm water best management practices on-site to maximize their effectiveness by: encouraging the use of intensive and extensive green roofs and water collection devices, such as rain barrels, to capture rainwater from the building for reuse; minimizing on-site impermeable surfaces, such as concrete and asphalt; and utilizing permeable pavers, porous asphalt, reinforced grass pavement (turf-crete), or cobble-stone block pavement to detain and infiltrate runoff on-site.

- ***Diversity and Affordability of Housing***. The CPU aims to provide affordable single- and multi-family housing throughout the CPU area, thus enabling a wide range of economic levels and age groups to live within the community. Specifically, the Land Use Element includes Affordable Housing Policies 2.2.-5 through 2.2-8 that promote and encourage the development of very low and low income affordable housing in all residential and village designations, creation of affordable home ownership opportunities for moderate income buyers, and utilization of land use, regulatory and financial tools to facilitate the development of housing affordable to all income levels.

- ***Bicycle Network.*** In order to reduce reliance on fossil fuels and encourage alternative modes of transportation in the CPU area, the CPU aims to provide a safe bicycle network that connects community destinations and links to surrounding communities and the regional bicycle network. In support of this goal, the Mobility Element includes Bicycle Policy 3.4-1. Specifically, implementation of Policy 3.4-1 would provide and support a continuous network of safe, convenient, and attractive bicycle facilities connecting the project area to

the citywide bicycle network and implementing the San Diego Bicycle Master Plan.

- ***Access to Outdoor and Active Spaces.*** The CPU addresses existing and planned access to outdoor and active spaces and provides for on-site active and passive open space areas, recreational facilities, and access via pedestrian and bicycle pathways. Many of the outdoor and active uses would be universally accessible. In addition, the provision of these outdoor uses would encourage walking or other physical activity and time spent outdoors, thus promoting good health and community life. The CPU identifies the need for land acquisition for the creation of public parks, with a special effort to locate new parkland within the community that promotes connectivity, safety, public health, and sustainability, and includes strategies to expand programming within existing public spaces. The Recreation Element includes policies to provide adequate parkland sufficient to meet the needs of the community through plan buildout. Policies 7.1-1 through 7.1-11 provide guidance for assessing park needs and locations; Policies 7.1-12 through 7.1-15 pertain specifically to the location and design of Grand Park; and Policies 7.2-1 through 7.2-6 pertain to the provision of access to open space areas (non-developed) and trails, while balancing the needs of biological communities.

- ***Improved Transportation Network and Increased Alternative Modes of Transportation.*** The CPU includes several policies aimed at improving the existing transportation network as well as encouraging alternative modes of transportation to reduce impacts related to traffic/circulation and air quality. The Mobility Element includes specific policies to support a full, equitable range of choices for the movement of people and goods to, within, and from the project area community. In addition, the Mobility Element supports and helps to implement the General Plan at the community plan level by including specific goals, policies, and recommendations that would improve mobility through the development of a balanced, multi-modal transportation network. Specifically, the Mobility Element includes Walkability Policies 3.1-1 through 3.1-4, which promote and encourage new construction and upgrades to existing pedestrian pathways; Transit Policies 3.2-1 through 3.2-5, which improve access to public transit facilities (i.e., BRT); and Bicycle Policy 3.4-1, which would provide for a continuous network of bicycle facilities connecting the CPU area to the citywide bicycle network. In support of General Plan Policies UD-D.1 through D.3, Land Use Element Policy 2.1-2 would integrate the use of transit within employment areas. The creation of safe and direct bicycle and pedestrian connections are also encouraged to provide multi-modal access.

- ***Energy Efficiency in Buildings***. The Urban Design and Conservation Elements of the CPU include policies to reduce air, water, and land pollution, and other

environmental impacts associated from energy production and consumption. The Urban Design Element states that development of new buildings would take into account energy efficient design. Specifically, Policies 4.9-2 through 4.9-3 recommend macro- and micro-level design solutions including, but not limited to: providing awnings and canopies to shade buildings; orienting new buildings and lots to minimize east- and west-facing façades; use of horizontal overhangs, awning or shade structures above south facing windows to mitigate summer sun, but allow winter sun; and maximizing natural and passive cooling. Implementation of Green Building Policies 4.9-4 of the Urban Design Element would ensure the incorporation of environmentally conscious landscape practices that minimize heat gain and provide attractive and context sensitive landscape environments. In addition, the Conservation Element includes Sustainable Development Policies 8.2-1 through 8.2-6.

- ***Reduced Water Use.*** To reduce the overall water use and potential impacts to natural water resources and the municipal water and wastewater systems from buildout, the CPU includes policies to encourage the use of reclaimed water and recycled water infrastructure, including the use of captured rainwater for landscape irrigation and the use of native drought-tolerant plants. Implementation of Policy 4.9-5 of the Urban Design Element would encourage the use of intensive and extensive green roofs and water collection devices, such as rain barrels, to capture rainwater from the building for reuse. The policies contained in the Conservation Element promote the expansion of reclaimed water and recycled water infrastructure in conjunction with new development. Implementation of Policies 6.2-1 through 6.4-3 of the Public Facilities Element would ensure upgrades to the infrastructure for water and sewer facilities while improving efficiency in these systems.

- ***Heat Island Reduction.*** To reduce heat islands and minimize the impact on microclimate, the CPU includes policies to encourage the use of shade canopies, shade trees, reflective paving materials, and an open grid pavement system for impervious portions of the project area (i.e., roads, sidewalks, upper decks of parking structures, parking lots).

- ***Air Quality.*** The Conservation Element includes policies to reduce the project's impacts on air quality and climate change. The Conservation Element includes Air Quality Policies 8.7-1 through 8.7-8, which call for enforcement of designated truck routes, encourage alternative modes of transportation, institution of buffers between incompatible land uses, and encourage street tree and private tree planting programs throughout the community to increase absorption of carbon dioxide and pollutants. In addition, implementation of Climate Change and Sustainability Policies 8.2-1 through 8.2-6 aim to reduce project-level greenhouse gas emissions to acceptable levels through project design, application of site-

specific mitigation measures, or adherence to standardized measures outlined in the City's General Plan Climate Protection Action Plan.

3.6.2 Collocation

In order to reduce health hazards and other potential impacts associated with the collocation of industrial and residential uses, the CPU proposes several policies that address collocation, the interface of residential and village uses with industrial lands, and the provision of buffers. Impacts associated with collocation are discussed in Section 5.1.4 of this PEIR.

3.7 Land Use Density and Intensity Methodology or Assumptions

For planning purposes, certain land use intensity and density assumptions were made in preparing the CPU. These assumptions were used to determine the number of expected residential dwelling units and population, expected non-residential square footage as well as in planning for public services. The methodologies described below were also used as the basis for determining density and intensity-based impacts addressed in this PEIR.

For the CPU, nearly all of the land use categories define a range of residential densities and non-residential intensities, expressed as du/ac and FAR, respectively. Dwelling units per acre refers to the number of housing units divided by the residential acres. FAR refers to the building square footage divided by the site area. The method of calculation for future development would be provided through the CPU land use density ranges, as the rezoning of the village areas would occur with the approval of future specific plans. As the CPU represents a long range plan and it is not possible to exactly predict the future intensity of build-out for the CPU horizon year, it was necessary to make practical assumptions of intensity within the given ranges for each land use category. For non-residential intensity, the City of San Diego's Land Development Code Trip Generation Manual (revised May 2003) was used to derive appropriate trip generation rates for the various land use designations, which were then converted to an FAR. In all cases, the intensity assumption was based on lot acreage.

For residential land use designations, an average of approximately 75 percent of the maximum of the density range was used. The percentage varied in different locations within the CPU area, because certain areas of the CPU are already developed and some areas are entitled for development. In all cases, the density assumption was based on gross acres. Within mixed-use designations, a land use mix was used. The "Village" and "Business Park-Residential Permitted" mixed-use designations were based on approximately 50 percent of the maximum density for residential portions of the gross area within these designations, because a market for the highest density housing, such

as what is developing in downtown San Diego, would develop during the latter years of community build-out (not during the CPU planning horizon). The projected CPU buildout residential densities and land use intensity are summarized in Table 3-7.

For industrial and commercial land use designations, buildout intensity assumed a 0.5 FAR for industrial areas and 0.3 FAR for commercial. Land use buildout assumptions for the IBT land use category are: business park 20 percent; industrial park 30 percent; manufacturing 10 percent; office 10 percent, and warehousing 30 percent.

No housing density was presumed to occur within the Open Space land use designation, which includes both MHPA and other open space.

It is important to be conservative, yet realistic, in making assumptions for housing yield, as schools, parks, libraries and other public facilities are programmed and funded based on population and housing unit yield. The need for public facilities would be based on these assumptions and determined at the time future development is implemented in accordance with the CPU.

The methodology and assumptions used in the evaluation of impacts to utilities is described in the Section 5.14, Utilities of this PEIR and Appendix L. The specific trip rates used in the traffic report are described in the Section 5.12, Traffic/Circulation of this PEIR and Appendix J.

TABLE 3-7
OTAY MESA BUILDOUT LAND USE SUMMARY

Land Use	Input Vehicle Trip Generation	
	Type	Amount
Single Family	du	4,273
Multi-Family	du	14,501
Elementary school	site	7
Junior College	student	5,000
Senior High School	student	4,800
IBT – Office[1]	ksf	2,771
L-R Office[1]	ksf	362
Heavy Industry[1]	ksf	8,458
IBT- Industrial Park[1]	ksf	8,034
IBT - Business Park[1]	ksf	5,356
Industrial Park[1]	ksf	6,020
Light Industry LGR IP[1]	ksf	12,685
IBT - Manufacturing[1]	ksf	2,678
Commercial Airport	Flt	682
Community Commercial[2]	ksf	3,848
Neighborhood Commercial[2]	ksf	69
Gas Station w/fdmt	pump	27
IBT- Warehouse[1]	ksf	8,034
Truck Storage	acre	30
Warehouse or Storage	ksf	63
Active Park	acre	166
Cross Border Facility (CBF)	Passenger	17,225
Lodging - Hotel (BRWN FLD & CBF)	room	570
Air & Space Museum (BRWN FLD)		360
Restaurant (BRWN FLD)		30
Park & Ride (BRWN FLD)	Site	1
Solar Field (BRWN FLD)		67
Communication or Utility	acre	6
OMPOE in/out Laden	truck	2,000
OMPOE in/out unladen	truck	4,000
Church	site	5
Police or Fire Station	site	11
Other Health Care	ksf	293

SOURCE: City of San Diego 2011a.
[1]Industrial square footage total of 54,461,000
[2]Commercial square footage total of 3,917,000

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4.0 History of Project Changes

The City initiated the process of updating the 1981 Otay Mesa Community Plan and issued the first NOP on May 12, 2004, with a public scoping meeting held in May 2004. That NOP addressed preparation of a Master EIR for the CPU with primary changes in six specifically designated neighborhoods. One person spoke at the scoping meeting. Several letters were received in response to the first NOP and are included in Appendix A.

Subsequent to the completion of the 2004 NOP process, the City determined that the CPU PEIR would consider different land use scenarios rather than evaluate neighborhood-specific development proposals. Therefore, during the next one and a half years, City staff along with a team of consultants, the Otay Mesa Community Planning Coalition, and community stakeholders produced three comprehensive land use scenarios. With this change to a more comprehensive approach for the planning area, it was determined that a PEIR would be prepared in order to evaluate these scenarios equally without focusing on a preferred alternative. A second NOP describing these changes was issued on September 12, 2006, and a second scoping meeting was held on September 25, 2006. Approximately eight people attended the second scoping meeting and four people spoke. There were 16 letters received in response to the second NOP.

In 2010, the City decided to revise and narrow the scope of the CPU to present only one land use plan to be analyzed fully in the PEIR. Additionally, it was determined that the PEIR would no longer provide site-specific impact analyses for Community Plan Circulation Element roadway alignments or the communitywide drainage facility, as previously proposed. A third NOP was issued in October 2010 which fully described the narrowed scope, however, a third scoping meeting was not held. This was based on the fact that the NOP provided enough detailed information about the narrowed scope which basically took one of the three land use scenarios from the second NOP and made it the subject of the analysis in this PEIR. Four comment letters were received in response to the third NOP. This PEIR considers the comments received from all of the NOPs and scoping meetings.

In accordance with CEQA Guidelines, the baseline for establishing the environmental setting and existing conditions is determined to be the date when the NOP is published. As described above, three NOPs were issued for the CPU (May 12, 2004, September 12, 2006, and October 1, 2010). Because the third NOP issued in 2010 more accurately describes the CPU, the City determined that use of the third NOP was the more appropriate and conservative baseline. The baseline for the purpose of this PEIR is, therefore those conditions occurring at the time of the third NOP and are the conditions upon which physical changes are examined in the PEIR. It should be noted

however, that the baseline for analysis of the Transportation/Circulation Section is different because of changes to the circulation system between when the 2010 NOP was issued and the time this PEIR was made public. This is specifically evident relative to State Route 905, which was under construction in 2010 and is now open for use within the CPU area; as well for the reopening of State Route 125. Additional information regarding the baseline analysis, consistent with a recent Supreme Court decision is further described in the Transportation/Circulation Section of the PEIR.

An extensive outreach program was undertaken to solicit input from various stakeholders, property owners, residents, community leaders, business owners, public officials, and other interested parties. Beginning in 2002, the outreach program entailed a series of community/stakeholder workshops, three EIR scoping meetings, a series of focused Planning Commission workshops, and monthly discussions at the City-recognized Otay Mesa Community Planning Group's regularly scheduled meetings. In addition, roundtable sessions consisting of small group discussions involving individuals and City staff were held in November 2005 through January 2006. A summary of the community outreach chronology is included as Appendix B.